

RICS Home Surveys Building Survey

Property address

Property Address

Client's name

Client Name

Date of inspection

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A

Introduction to the report

This Building Survey is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The Building Survey Report aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified reports; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers. A more detailed description is contained in the 'Description of the RICS Building Survey Service' at the end of this report.

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

After reading this report you may have comments or questions. If so, please contact the RICS surveyor who has written this report for you (contact details are given in section L).

If you want to complain about the service provided by the RICS surveyor, the surveyor will have a "RICS-complaint" handling procedure and will give you a copy if you ask.

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B

About the inspection

Surveyor's name

Surveyor's RICS number

Company name

Joe Fraser Chartered Surveyors

Date of the inspection

Report reference number

Report Reference

Related party disclosure

There are no conflict of interest issues, as defined in the RICS "Rules of Conduct".

Full address and postcode of the property

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Weather conditions when the inspection took place

When I inspected the property, the weather was wet with showers, following a period of similar weather over previous days.

The status of the property when the inspection took place

The property was unoccupied and unfurnished. There were fully fitted floor coverings throughout the property.

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B

About the inspection (continued)

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 through their 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 parts E, F, G and H, we describe the part that has the worst condition rating first then briefly outline the condition of the other parts. The condition ratings are described as follows.

3

Defects that are serious and/or need to be repaired, replaced or investigated urgently.

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.

1

No repair is currently needed. The property must be maintained in the normal way.

NI

Not inspected (see 'Important note' below).

Important note: We carry out a desk-top study and make oral enquiries for information about matters affecting the property.

We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.

We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

We inspect the roof structure from inside the roof space if there is safe access. We examine floor surfaces and under-floor spaces so far as there is safe access and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner's consent. Intermittent faults of services may not be apparent on the day of inspection.

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 we suggest may be expensive. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.



Please read the 'Description of the RICS Building Survey Service' (at the back of this report) for details of what is, and is not, inspected.

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Overall assessment and summary of the condition ratings

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of the different elements of the property (with only the worst rating per element being inputted into the tables). It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

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

Overall Opinion

Most clients find it useful to read the Overall Assessment and Summary sections of the report first, to gain a general 'overview' of the most significant matters. It is, however, essential that the whole report is read and considered in detail. Should you require any further clarification in any matter, please do not hesitate to contact me.

The property is considered to be a reasonable proposition for purchase provided that you are prepared to accept the cost and inconvenience of dealing with the various further repair works and investigations reported. These deficiencies are quite common in properties of this age and type and as long as the necessary works are carried out to a satisfactory standard and the property is kept in good repair, we cannot see any reason why there should be any difficulties on resale in normal market conditions.

There is what may be perceived as a high number of elements allocated a Condition Rating 3 in this report. Given the age/type of property, I have inevitably identified more defects and issues than that of a more recently built property. The type and number of problems identified are typical for a property of this age.

This report has been prepared with regard to its size, age and character. In view of the age of the building, continuing maintenance expenditure must be anticipated. It would also be unreasonable to expect to be able to achieve building standards and maintenance liabilities comparable to modern construction.

This report is a snap shot of the condition of the property at the time of my inspection. It must be accepted that defects could arise between our inspection and your occupation of the property. This risk could be increased if the property is left vacant or prolonged spells of bad weather are experienced.

Where I have included Condition Ratings 2 and 3 in the report, I draw your attention to the explanation of these terms in Section B and to the advice given in the 'What to do now' section of this report. You should ensure that you have undertaken any recommended further investigations and are fully aware of the financial obligations for any repairs needed before you commit to purchase this property.

The customer has requested a specific opinion on a matter, this is addressed in section F1.

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Overall assessment and summary of the condition ratings (continued)

3

Section of the report	Element number	Element name
E: Outside the property	E4	Main walls
F: Inside the property	F3 F5	Walls and partitions Fireplaces, chimney breasts and flues
G: Services	G1 G2 G4 G5 G6	Electricity Gas/oil Heating Water heating Drainage
H: Grounds (part)		

2

Section of the report	Element number	Element name
E: Outside the property	E1 E2 E3 E6 E7	Chimney stacks Roof coverings Rainwater pipes and gutters Outside doors (including patio doors) Conservatory and porches
F: Inside the property	F1 F7 F8	Roof structure Woodwork (e.g. staircase and joinery) Bathroom and kitchen fittings
G: Services	G3	Water
H: Grounds (part)	H1	Garage

1

Section of the report	Element number	Element name
E: Outside the property	E5 E8	Windows Other joinery and finishes
F: Inside the property	F2 F4 F6	Ceilings Floors Built-in fittings (e.g wardrobes)
G: Services	G8	Other services/features
H: Grounds (part)	H2	Permanent outbuildings and other structures

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Overall assessment and summary of the condition ratings (continued)

Further investigations

To assist, I set out above and below and in section J1, the defects listed as “3” which as a summary of the main items in need of repair which, in our opinion, you should attend to both now and in the future. This is not intended to be an exhaustive list and we would recommend the report is read in full to gain an overall picture of the property.

The survey inspection revealed a number of defects, some of which require immediate further investigation. You are strongly advised not to proceed to purchase until such time as all recommended further investigations have been undertaken and you have been made aware of your immediate and longer term liabilities.

The property is of an age and type where a degree of on-going maintenance should be anticipated. As with any property, it is vital that the main fabric of the building is maintained in a watertight condition, and in order to achieve this all major structural elements will require regular overhaul and repair. Brickwork and pointing should be regularly inspected and repaired, flashings re-dressed and defective/slipped roof tiles repaired or replaced as necessary. Rainwater goods should be regularly cleaned, resealed and re-aligned and external joinery will need to be frequently re-decorated with decaying sections cut out.

You should investigate the cost of these works prior to a commitment to purchase. Once known, you may wish to re-negotiate the purchase price to reflect them.

The purpose of this report is to advise of the structural condition and state of repair of the property. The inspection has been carried out in accordance with the Conditions of Engagement. The report should be construed as a comment upon the overall conditions of the property and the quality of the structure, but not as an inventory as every single defect, many of which would not significantly affect the value of the property.

The report is based on the condition of the property at the time of my inspection and no liability can be accepted for any deterioration in its condition after that date.

The further investigations recommended below should be undertaken by the relevant qualified specialists and concluded with quotations for repairs obtained before exchange of contracts. In this way, all potential liabilities may be known before a legal commitment is made to purchase the property.

You should instruct your own specialist damp proof contractor issuing a long term guarantee to carry out a full inspection of the property and to implement all necessary remedial works. In conjunction with the above, damp affected plaster should be replaced in accordance with the specifications of the specialist contractor. Failure to do so may nullify the guarantee. Please see section E4, F3 & J).

You should instruct an “OFTEC” registered contractor to carry out a test of the system and confirm its safe operation, (please see section G2/G4 and J).

I recommend that the entire electrical installation is tested by a competent electrician (preferably NICEIC) registered and all recommendations implemented. Thereafter, the system should be tested every 5 years (please see section G1 and section J).

There has been no recent safety checking / servicing of the services as reported in F5 - Chimney breasts & flues G1 - Electricity, G2 - Oil, G4 - Heating, G5 - Water Heating G6 - Drainage. As a precaution, further investigations should be undertaken in order to ensure the services are safe and satisfactory for use.

You are advised that if you should decide to legally commit yourself to the purchase without obtaining the above information, you will have to accept the risk that adverse factors may come to light in the future.

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C

Overall assessment and summary of the condition ratings (continued)

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

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D

About the Property

Type of property

This is a traditionally constructed two storey, 3 bedroom mid terraced house. The front faces approximately South West.

Approximate year the property was built

Estimated year of construction is 1900.

Approximate year the property was extended

The property has not been extended.

Approximate year the property was converted

The property may have been converted from two properties into one, year of conversion unknown.

Information relevant to flats and maisonettes

The property is not a flat.

Accommodation

Floor	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility Room	Conser-vatory	Other	Name of other
Lower Ground									
Ground	2			1	1	1		1	Porch
First		3	2						
Second									
Third									
Other									
Roof Space									

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D

About the Property (continued)

Construction

The property is built using traditional materials and techniques. The walls are of brick solid wall construction and the roof is pitched and tiled. The ground floor is built of concrete and the upper floor is built of suspended timber.

Means of escape

The principal escape from the property is via the main stairs and front door.

The provision of emergency egress from the first floor windows appears to be satisfactory, egress from the windows is possible and the openings appear wide enough to escape from. However the windows are located higher than average above floor level.

The property has mains powered smoke detection installed on each floor.

Security

There did not appear to be an intruder alarm.

The window glazing and fittings will provide little resistance to forced entry. The doors glazing and locks will also provide limited resistance to forced entry. The doors above the balcony are particularly vulnerable to forced entry.

The boundary fences, hedges and gates will provide limited deterrent to trespass in some areas.

The locking arrangement on the timber door is below current standards and a potential security risk. This should be improved.

I advise that all locks are replaced upon change of ownership for security reasons.

You should check with your insurers regarding required locks for doors and windows.

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About the Property (continued)

Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

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

Energy Efficiency Rating

D57 - date of assessment November 19th 2019

Services (Mains)

Gas

Other

Electric

Other

Water

Other

Drainage

Other

Please see section K for more information about the energy efficiency of the property.

Central heating

Gas

Electric

Solid fuel

Oil

None

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

There are no other services or energy sources.

Grounds

The property is located within a small size plot comprising of gardens to front and rear, with a dedicated driveway leading to garage at the rear. There is sufficient off street parking for a car.

There are no permanent outbuildings.

Location

The property is located in the village of Seamer.

This property is located in a residential area, surrounded by properties of similar types and ages. The property is built on a reasonably level site.

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About the Property (continued)

Facilities

Normal amenities and facilities are situated close by in Stokesley. Public transport is also readily available. There are schools within a reasonable distance.

Local Environment

The property is in an area that is unlikely to flood. Your legal adviser should check if there has been any history of flooding.

Other Local Factors

I am not aware of any additional local factors, for example significant external noise, or other nuisances, for example industrial or agricultural smells.

I inspected the property during the day. At the time of the inspection no significant sound from adjacent properties was noted. It is possible dependent upon the lifestyle of the neighbours that sound transmission will be encountered during your occupation of the property and which in the extreme could affect your quiet enjoyment.

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

I recommend that formal legal enquiries are made of the vendor to determine whether any previous problems with noisy neighbours or indeed other disputes have been encountered by them during the period of ownership.

I am not aware of any instances of aircraft, rail, road or other noise unduly affecting the property. I would however, recommend that your legal adviser makes formal enquiries of the Local Authority prior to purchase to determine whether this any recorded evidence of noise pollution within the area which, if known to you at this time, would lead you to re-consider your purchase of the property. In addition, as part of the pre-contract search enquiries, your legal adviser should determine whether there are any proposals for adjacent development or alteration to transport facilities (road, rail and air), which could impinge upon your quiet enjoyment of the property.

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Outside the property

Limitations to inspection

The roof coverings and chimney stack were inspected from ground level using binoculars.

I have not carried out any geological survey or site investigation and cannot confirm the nature or characteristics of the soil with regards to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

It is possible that defects could arise between the date of the survey and the date upon which you take occupation.

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 these recommendations are made in this report. In the absence of any such evidence, it must be assumed that in producing this report, such areas are free from defect. If greater assurance is required on the matter, it would be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects consequently repair works will be discovered at a later date.

It should be appreciated that the original parts of the property date back to the 1890. Accordingly, such parts of the structure and fabric should not be expected as new and due regard be given to the natural deterioration due to the element and usage. This report has been prepared having due regard for the age and type of building reflects the condition of the various parts of the property at the time of my inspection.

There may be hidden defects in the areas I could not inspect. Unless these areas are checked before purchase you must accept the risk of potentially costly repairs. The condition ratings assigned throughout this report are based on what was visible to me at the time of inspection.



E1 Chimney stacks

There are two chimney stack(s) serving a solid fuel fire constructed in brick. The stacks appear to be capped. The waterproofing in between the chimney stacks (called the flashing) and roof covering is of both lead and self adhesive. 2

Some repairs were noted and outlined below;

The lead is dressed into the brick stacks where visible, appearing secure. It is important that these flashings are well maintained to prevent penetrating dampness into the structure.

The self-adhesive flashings to a chimney and roof are old and weathered. Repairs are required to reduce the risk of water ingress. Flashings of this type are designed for patching purposes and should be replaced with a more durable material such as lead. This needs repair or replacing to prevent deterioration of the building fabric.

The flashing mortar could not be properly seen but is very exposed and may have deteriorated. This should be checked as soon as the opportunity arises.

Generally, visible parts of the stacks are plumb with no indication of any lean or twists. Mortar pointing and brickwork are generally sound. The flashings are intact and there are no signs of any leaks internally.

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Outside the property (continued)

Advice

Chimney stacks by their very nature are exposed and consequently they do require regular inspection and maintenance.

To repair the chimney safely and avoid damaging the roof covering, contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc).

A TV aerial is fixed to a stack, some corrosion was noted to the brackets and this will require on-going maintenance.

Over time deterioration will occur because the various parts that make up a chimney, including the cappings and the waterproof flashings are very exposed. Chimneys 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.

I am unable to comment on the condition of the cement at the top of the stack, as this could not be inspected from ground level. It is not unusual to find such cement "flaunchings" are loose and defective, so repairs should be anticipated.

The chimneys are shared with neighbouring property. You should ask your legal adviser to explain the implications of this in relation to the party Wall Act, please see section I3.

E2 Roof coverings

The main roof covering is of pitched design covered with clay pan tiles. The flashings are of lead where sealing low level roof and wall abutment. The roof edges are of sand and cement and there are lead valleys to roof intersections. There is a secondary lining installed (often called under-felt) to the main roof. 2

Some repairs were noted and outlined below.

The roof under lining has perished, is torn and is holed in several areas. Without an effective lining there is a risk of wind-blown rain penetration occurring that could cause damage. The lining should be repaired or replaced in these areas.

Several of the tiles are damaged, broken, repairs are required to reduce the risk of water ingress.

The roof covering shows some signs of general unevenness and deflection, but the degree of movement is considered to be within normal tolerances.

The need to provide a safe working platform and other difficulties associated with working at height makes repairs relatively expensive.

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

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Outside the property (continued)

Advice

It is essential that you maintain the roof coverings in good order, although most tiles appear to be in fair condition.

The main roof coverings are likely to be considerable age and consequently on-going repairs and replacements are likely to be required. You should budget accordingly.

The underlay should be lapped into the external gutters for the efficient discharge of surface water. This is also the location where the felt is most exposed to deterioration. Where the felt rots this can lead to damp ingress.

Access was insufficient to determine the condition of low level timbers. Where water penetration has occurred, then the timbers will eventually rot.

Insulation and ventilation are important elements of pitched roof construction; it is not possible to determine their provisions within porch without the roof structure being opened and therefore this should be checked the next time the covering is replaced.



Photo - 1 Front elevation



Photo - 2 Rear elevation

E3 Rainwater pipes and gutters

The rainwater pipes and gutters are made of plastic. The rainwater downpipes pass below ground and through gullies. They are assumed to be connected to a suitable discharge point such as a drain or soak away but this cannot be verified without further investigations.

2

Some repairs were noted and outlined below;

The gutters and fittings need clearing to reduce the risk of blockage and overflowing.

In other respects from ground level the rainwater goods appeared to be generally satisfactory, laid to correct falls, although upon close inspection further defects may become apparent.

Advice

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Outside the property (continued)

As it was not raining at the time of the inspection I cannot comment on the water tightness of the rainwater goods. It would be prudent to monitor during a period of heavy rainfall.

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.

The need to provide a safe working platform and other difficulties associated with working at height makes repairs relatively expensive.

It is important that rainwater goods are always well maintained, as any leaks or spillages, if not dealt with, can cause deterioration and damage to the outer surfaces. Gutters can easily get blocked by leaves, debris and cause gutters to overflow, resulting in damp walls. The stop ends are particularly vulnerable to leakage.

Where downpipes connect into gullies, these should be kept clear and in good repair to assist the rainwater disposal and reduce the likelihood of dampness affecting the property.

E4 Main walls

The outside walls are built of solid brick with rendered finish to all areas. The walls appear to have there appears to have been a chemical DPC retro fitted in some areas. However the DPC could not be seen in all areas, therefore I cannot confirm if a DPC is present throughout or not.

3

Movement

In buildings of this age the weight of the masonry over window and door frames is often supported by the window and door frames rather than by a lintel. In general, there are likely to be brick arches over most of the openings.

Within the limitations of the inspection, the main walls appeared to be plumb within acceptable tolerances. I found no evidence of significant movement having affected the walls.

Finishes

There are some minor cracks in external rendering, these are best fixed as quickly as possible. The cracks in the render will allow water to seep into the underlying structure and will eventually cause deterioration. Over time the build-up of water and the cyclical temperature changes will exacerbate the defect. It is ideal if you can patch large cracks and gaps in render surfaces using the same rendering mix that was used on the walls initially. However if this is not possible, you should use a rendering patching compound and refer to the package instructions for specific information for that product. In the case of small cracks, they can be filled with all-acrylic or siliconized-acrylic sealants. Depending on the size of the crack to be able to repair, this will not be necessary if you chose to use an acrylic paint. Please see section E8.

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

In other respects the wall finishes are generally satisfactory allowing for the normal weathering to be

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Outside the property (continued)

expected bearing in mind their age. Normal maintenance will be required.

Dampness

It appears that the property has already been treated for damp in the past. Your Legal Adviser should be asked to check for a warranty that may cover the cost of the required remedial work. I refer you to my comment in Section I.

In view of the property age, there is unlikely to be an original Damp Proof Course (DPC) and there appears to have been a chemical DPC retro fitted. Walls without an effective DPC can be more vulnerable to dampness problems.

Moisture readings were taken with an electronic damp meter at regular intervals. I have recorded high damp meter readings to some of the walls at ground floor level. It would appear that damp proofing work is necessary. Please see section F3.

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. I refer you to my comment in Section F3 and J Risks.

You should arrange for a detailed investigation by an appropriately qualified person such as a competent builder. I also refer you to my comment in Section J - Risks. Further investigation.

Advice

In solid brick walls such as in this property, a replacement damp proof course may not be fully effective and a degree of dampness may need to be accepted.

Older properties are likely to have limited foundations, which are unlikely to comply with modern standards. Construction of more recent age should have at least complied with Building Regulations at the time. The foundations have not been inspected and are not visible.

In buildings of this age the weight of the masonry over window and door frames is often supported by the window and door frames rather than by a lintel. There is no sign of distress over some openings and the presence of suitable lintels cannot be confirmed. This could occur in the future and you should budget for further repair, particularly if doors and windows are to be replaced.

You should also note that due to age, the render and brickwork will also be becoming increasingly porous and an accelerated rate of deterioration is to be anticipated in the future. More regular repair and maintenance is therefore to be anticipated and this is typical of the more onerous responsibilities for repair of a property of this age.

There are trees near the building. Trees can cause structural damage. No sign damage was seen but tree growth should be managed and controlled to reduce the risk of future damage. I refer you to my comment in Section H3.

Properties of this age and type contain timbers built into wall, usually above and below openings. As the walls to the house are of solid construction and thus more prone to penetrative dampness, such timbers

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Outside the property (continued)

are at risk from infestation by wood boring insects and there is a possibility that some decay may exist which is hidden from view. Without opening up which can be disruptive and expensive, we are unable to confirm that such timbers are free from such significant defects. At the time of inspection however, no evidence of visual decay was noted, but may become apparent when works is undertaken to the property, for example removal of plaster exposing timbers beneath.



Photo - 3 Evidence chemical DPC

E5 Windows

The modern double glazed windows are made of plastic of casement and fixed light designs.

1

The design of the windows on first floor enables use as a means of emergency escape in the event of fire.

Where tested, windows operated satisfactorily,

Advice

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

FENSA stands for the Fenestration Self-Assessment Scheme. It has been set up by the Glass and Glazing Federation (GGF) and other industry bodies in response to building regulations. The governments Approved Document L1B (Conservation of Fuel and Power in existing dwellings) complementing the energy efficient regulations, was issued in 2010 and revised in 2013. It extended the building regulations to cover replacement window and door installations from April 2002. From this date installers and buyers of replacement windows and doors are required to comply with improved energy efficiency requirements.

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.

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Outside the property (continued)

E6 Outside doors (including patio doors)

The external doors are constructed of timber and plastic, which are double glazed. Some doors are single design, there are also plastic sliding doors. 2

Some repairs were noted and outlined below;

The glass in the sliding doors has 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. Further Investigation. If it fails to comply this is a safety risk and the glass should be replaced.

The locking arrangement on the timber doors maybe below current standards, are insecure and a potential security risk. This should be improved.

The doors operated satisfactorily where tested. In other respects, the doors were in satisfactory condition, normal maintenance will be required.

Advice

It is essential that the seals between the door frames and the walls are regularly checked and kept in good condition to reduce the risk of water ingress and damp.

Timber doors require ongoing maintenance and should be treated or repainted regularly.

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

E7 Conservatory and porches

There is no conservatory. There is a brick built porch built of brick with pitched and tiled roof. 2

The mortar to some sand/cement verges was noted to be cracked and loose, requiring raking out and renewal.

The gutters and fittings need clearing to reduce the risk of blockage and overflowing.

The porch is in satisfactory condition, on going maintenance is required.

Advice

Insulation and ventilation are important elements of pitched roof construction; it is not possible to determine their provisions within porch without the roof structure being opened and therefore this should be checked the next time the covering is replaced.

Porches are an external part of the property. Your legal advisor should confirm the appropriate consents and approvals were obtained. Please see section I1.

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Outside the property (continued)

E8 Other joinery and finishes

The external joinery includes timber soffit boards, door and previously painted render. The windows, several doors and other plastic surfaces are not painted.

1

Masonry paint should be maintained in good condition at all times and re-decorated at least every 4 years to maintain good appearance and reduce the risk of penetrating damp.

Outside decorations help keep the property in satisfactory condition. Without a protective finish, parts will quickly deteriorate requiring extensive repairs. To prevent this, the external surfaces should be redecorated regularly.

Advice

It is always possible with timbers of this age that some timber decay will be revealed during preparation for redecorating.

The timber surfaces requires regular inspection and in going maintenance to prevent rot.

The need to provide a safe working platform and other difficulties associated with working at height makes repairs relatively expensive.

E9 Other

I was unable to allocate a condition rating to this element because this property has no other features.

NI

Property address

Property Address

F

Inside the property

Limitations to inspection

Access into one roof structure was restricted due to position of existing ladders, wardrobes, access hatch and roof timbers preventing easy manoeuvre of the hatch.

The fitted carpets and other floor coverings restricted my inspection of the floor structures.

Sub-floors have not been inspected.

My checks for damp were restricted by items such as furniture, plasterboard linings, timber board ceramic wall tiles, storage cupboards, kitchen/utility units and floor coverings.

The stair carpeting/underling/enclosure, limited my assessment of the staircase. All built in cupboards, wardrobes including the under stairs space contained items preventing a proper internal inspection of these areas.

It should be appreciated that the original parts of the property date back to around 1890. Accordingly, such parts of the structure and fabric should not be expected as new and due regard be given to the natural deterioration due to the element and usage. This report has been prepared having due regard for the age and type of building reflects the condition of the various parts of the property at the time of my inspection.

All accessible areas were inspected.

There may be hidden defects in the areas I could not inspect. Unless these areas are checked before purchase you must accept the risk of potentially costly repairs. The condition ratings assigned throughout this report are based on what was visible to me at the time of inspection.

It is possible that defects could arise between the date of the survey and the date upon which you take occupation.

1 2 3 NI

F1 Roof structure

Access into the main roof is provided by a hatch in the landing ceiling in two areas.

2

The main roof is constructed with timber rafters and purlins that span between the walls, with factory trusses near party walls. Additional support is provided by timber struts, built up trusses and internal party walls.

Within the limitations of the inspection in main roof, the roof timbers appeared to be in reasonable condition and of adequate size and support.

Some purlins are sagging slightly along with other timbers and contain natural shakes. The condition is none progressive and not unusual in properties of this type and age.

The inspection of visible timbers reveals no evidence of wood boring beetle infestation.

Loft insulation in the roof maybe obstructing ventilation via the roof eaves. A lack of ventilation could lead to the build up of condensation and consequent timber defects developing. The insulation should be pulled back in order to keep the eaves clear.

Property address

Property Address

Inside the property (continued)

The roof spaces appear to have insufficient ventilation provided. As the loft area is inadequately ventilated and condensation dampness could occur, especially on roof timbers and to the underside of the roof covering. I recommend vents are cut into the soffits at eaves level. Alternatively, ventilators may be installed on the roof slopes or main ridge.

Some insulation is present in the roof voids (approximately 100mm thick), although this is considered inadequate by modern day standards. I recommend a minimum thickness of 300mm of fibreglass quilt or similar insulating material is provided over all areas with the exception of the eaves, below cold water storage and expansion tanks and around electrical cabling, which should be kept clear.

The party walls are constructed of block and appeared to be in satisfactory condition.

The roof structures are in satisfactory condition. Normal maintenance will be required.

Advice

The roof spaces should only be used, if at all, for light storage and none of the roof timbers should be cut, as this could considerably reduce the structural strength.

In a property of this age there is a risk of wood boring beetle activity in the roof timbers. No signs of activity were found, however only visible timbers could be seen. You must accept the risk of an infestation in this property unless a specialist exposes concealed timbers.

The insulation levels are below modern standards. As this will result in large heat losses the insulation should be improved.

Insulation should not be laid over recessed ceiling lighting in the roof space (see photo), to reduce the risk of overheating and fire. Where covered, the insulation should be removed and re-laid in accordance with the recommendations of the lighting manufacturers.

The area of underlay most prone to perish first is where it projects into the guttering and given its age the need for repair should be anticipated.



Photo - 4 Roof structure

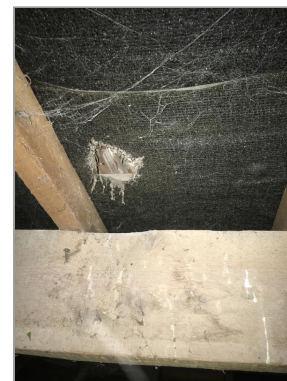


Photo - 5 Hole in felt

Property address

Property Address

F

Inside the property (continued)



Photo - 6 Purlin and strut support



Photo - 7 Purlin built into party wall



Photo - 8 No insulation over lighting

F2 Ceilings

The ceilings throughout the majority of rooms to the property are constructed of plasterboard. The ceilings have smooth skim finishes and are painted. 1

There is superficial cracking to the ceilings in some areas. There is however, no evidence that they are unsound at present. These areas should be repaired as part of re-decoration.

Minor irregularities and undulations are present to some ceiling surfaces but these are not unusual for a property of this age and type.

In other respects the ceilings are in satisfactory condition for their age. Normal maintenance will be required.

Advice

Modern ceilings of plasterboard can crack at the joints between the boards and small areas of plaster can be dislodged by the nail fixings. This is repaired through filling and decoration.

Property address

Property Address

Inside the property (continued)

I cannot tell if there is any insulation behind the porch ceilings. If insulation levels are poor there is an increased risk of condensation forming. When the opportunity next arises, insulation and ventilation levels here should be checked and upgraded if possible.

F3 Walls and partitions

The internal walls and partitions are built of solid masonry and stud partition. The walls are mostly painted, with some papered. Ceramic tiling and timber wall linings are present in some areas of bathrooms. 3

The wall surfaces were noted to be in a reasonable condition, but some works of repair are required which are outlined below.

Minor irregularities and undulations are present to some wall surfaces, for example under stairs, but these are not unusual for a property of this age and type.

Tests were taken with a moisture meter at regular intervals in a structured manner to internal walls, floor and other surfaces. There was evidence of some dampness which was detected intermittently mainly in the dining room area (see photo). You should be aware that plasterboard linings, kitchen/utility units and floor coverings restricted the ability to test for moisture in these areas.

If there is no valid guarantee available or previous works do not cover these defects, you should instruct your own specialist damp proof contractor issuing a long term guarantee to carry out a full inspection of the property and to implement all necessary remedial works. In conjunction with the above, damp affected plaster should be replaced in accordance with the specifications of the specialist contractor. Failure to do so may nullify the guarantee. Please see section J).

The internal decorations are in a satisfactory condition. You will no doubt be redecorating the property to your own taste in due course. Removal of vendors' fittings and or other items from walls may necessitate some additional cosmetic filling and making good of plaster finishes in places.

Internal alterations may have been undertaken to remove the original in the kitchen. I cannot confirm that suitable support has been provided to the loads from above but I saw no signs of distress. Nevertheless, your Legal Adviser should be asked to check whether a Building Regulation completion certificate is available for the work. I refer you to my comment in Section I.

In other respects the walls are in satisfactory condition. No significant structural movement was noted. Normal maintenance will be required.

You should arrange for a detailed investigation by an appropriately qualified person. I also refer you to my comment in Section J -Risks.

Advice

Buildings of this age and type, which do not incorporate more modern means of damp prevention, are inherently vulnerable and generally costlier to maintain, principally due to hidden defects. In extreme cases, rotting timber may need to be replaced from time to time. If the degree of dampness is not too severe and does not significantly impair inhabitability, it might be regarded as part of the character and charm, integral to the decision of choosing an older house with some character in preference to

Property address

Property Address

F

Inside the property (continued)

something more modern. It is unlikely to be cost effective to consider trying to fully eradicate the damp in the oldest parts, although advice should be sought from a damp proof specialist. However it maybe in their commercial interest to prescribe remedial action which may not be wholly effective, subject to reservations and exemption clauses.

Dampness can be caused by a number of factors:

1. External rendering being in contact with the ground allowing moisture to rise.
2. The external ground level above the level of Damp Proof Course and internal floors.
3. The internal plaster being in contact with the flooring behind the skirting boards allowing moisture to rise.
4. A failure of the DPC previously provided or the DPC only being partly installed.
5. Absence of a Damp Proof Course in walls in question.
6. Other causes such as condensation, giving the appearance of rising damp.
7. Failure in the past to have the original damaged plaster removed and replaced with new plaster to the appropriate specifications.
8. Poor quality materials and/or workmanship in the original Damp Proof Course.

Damp problems within an historic property such as this without an effective damp proof course will be minimised in the vast majority of cases by getting the building to works as originally intended. Period properties of solid wall construction, tend to work by moisture management (usually ensuring it escapes before it is noticeable or causes damage), whereas modern buildings tend to be designed to work by moisture exclusion. In other words, they rely on a high level of ventilation. In the past this was never a problem due to single glazed draughty windows, gaps under floorboards and use of breathable lime based plasters and renders. Nowadays, the most common cause of damp (quite often) in older properties are raised ground levels above original levels, blocked air bricks, and other means of breathability being restricted. This is further compounded by the use of dense cement based rendering leading to trapped moisture.

The internal faces of the external walls in some areas have been lined. This may conceal defects to wall surfaces and dampness. Furthermore, such closed conditions may also encourage rot to concealed timbers. This can only be established if the disruptive investigations are undertaken. We cannot comment on the condition of concealed surfaces or the adequacy of the inaccessible wall surfaces.

Under normal circumstances, ground floor partition walls are supported on foundations or on a thickened section of the concrete ground floor. Without extensive and disruptive investigations we cannot confirm that the walls are properly supported, but there was no evidence to indicate weaknesses to the internal walls on the ground floor.

Similarly, the partition walls upstairs should be built over lower load bearing walls or floors below strengthened to carry the additional weight. We cannot confirm that these walls are adequately supported without extensive investigations, but there was no evidence to indicate any significant over stressing.

Property address

Property Address

Inside the property (continued)



Photo - 9

F4 Floors

The ground floor is constructed of concrete. The first floors are constructed of suspended timber board on joist. There are a range of floor finishes including, laminate, carpet and ceramic tile. 1

The inspection of the floors was severely restricted by fixed floor coverings throughout and I cannot confirm that they are all free from defects. We have not inspected the sub-floor joists.

The floors were found to be generally level and firm, there are no indications to suggest serious defects. However, when coverings or boards are lifted defects may become apparent (particularly in older properties).

In other respects the floors are in satisfactory condition for their age. Normal maintenance will be required.

Advice

The ceramic tiles which have been laid on the timber floor in the en suite will crack when the floor naturally flexes.

Chipboard floors require good support and firm fixings with suitable moisture resistance when used in potentially wet or humid areas, such as bathrooms. Dampness can lead to rapid deterioration with chipboard and it is important that any leaks should be repaired without delay.

No obvious signs of wood boring beetle infestation were found in the timber floor boards where visible, however sub-floors were concealed. In older properties, timber floors are very susceptible to infestation. Evidence of wood-boring beetles may be discovered when the property is completely emptied. Should an outbreak be found, specialist treatment may be necessary.

Properties of this age contain timbers built into walls, usually above and below openings. As the walls to the house are of solid construction and thus more prone to penetrating damp, such timbers are at risk from infestation by wood-boring insects and there is a possibility that some decay may exist which is hidden from view. Without further opening up which will be expensive and disruptive, we are unable to

Property address

Property Address

F

Inside the property (continued)

confirm whether or not such timbers are free from significant defects, at the time of the inspection, no visual decay was found, some decay may become apparent when work is undertaken to the property.

The original solid floors in a property of this age were often constructed without a damp proof membrane and are prone to dampness. I saw no sign of damp but it may occur in the future. A membrane cannot be installed without replacing the floors which will be costly and disruptive and is not considered necessary at present.

It is not unknown for concrete floors to subside due to poor workmanship used in laying the floors or to deficiencies in the hard core or ground beneath the floors. Without a full inspection and making of holes in the concrete we are unable to comment on either on the floor construction or under floor conditions.

Some properties in this area are affected by deleterious materials in the sub-floor fill. There is no visible evidence of this problem within the property but in the absence of a specialist test before purchase, the risk of latent problems existing must be accepted.



Photo - 10 Chipboard flooring

F5 Fireplaces, chimney breasts and flues

There are two chimney breasts, one serves what appears to be a redundant solid fuel fireplace in the lounge. There is a balanced flue serving the boiler which is located externally, please see section G4. 3

I don't know if the boiler and fire have been serviced/cleaned. This should be done annually. Your LA should confirm when this has been serviced.

Without specialist tests, I cannot comment on the balanced and open flue linings. You should arrange for a detailed investigation by an appropriately qualified person such as a OFTEC or HETAS engineer. I also refer you to my comment in Sections G4 and J - Risks.

Advice

If you intend to bring a disused fireplace back into use, sweeping, repair and upgrading maybe needed. Seek specialist advice before proceeding.

Damp can occur on chimney breasts this is due to sulphate and salts within the stack acting as a conduit

Property address

Property Address

Inside the property (continued)

for moisture. It is also possible that the flaunching, flashings and valley boards could be defective and repairs are inevitable.

All heating appliances are connected to a flue pipe that allows combustion gases to escape safely and for the heating appliance to work efficiently. The flues to the boiler and the associated heating appliance should be serviced annually. Please see section G4.

Original flue linings can perish, be defective or missing linings, which can lead to the leakage of harmful flue gases. Carbon Monoxide (CO), is a gas which is highly poisonous to people and animals. It is colourless and odourless and the body takes it in at 300 times the rate it takes in oxygen. Faster breathing because of a lack of oxygen leads to faster intake of CO. There should be a carbon monoxide detector fitted close to all heating appliances, please see section G8.

F6 Built-in fittings (e.g wardrobes)

Kitchen and utility fittings comprise a range of square edge heat resistant wooden work surfaces with ceramic sink and drainer with chrome mixer taps. Modern timber fronted wall, base and drawer units are also provided. 1

The kitchens and utility units are serviceable.

Advice

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.

Built in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water and gas pipes, or obscure dampness in walls. You should plan for a high level of maintenance with these older fittings. Discontinued parts for drawers and doors, etc, can make repair work difficult and expensive. Therefore, you should plan for higher maintenance costs.



Photo - 11 Kitchen base units

Property address

Property Address

Inside the property (continued)

F7 Woodwork (e.g. staircase and joinery)

2

Internal joinery comprises medium gauge moulded painted timber skirting boards and architraves, with lightweight panelled interior doors, some have glazing. The joinery mainly has painted finishes. The staircase is provided with timber treads and risers, with painted strings and painted turned handrail, banisters, newel post and landing.

Some repairs were noted and outlined below;

Where cracks are evident above the skirting boards in some areas, these should be filled as part of decoration.

The staircase is of an older design. It is not possible to make the stairs safer without altering the surrounding floors and walls. You can reduce the risk by fitting handrails to both sides of the staircase. You must accept that older staircases like this will never be as safe as modern ones. The handrail may difficult to grip for people with medical conditions.

Around the edge of part of the landing, wooden posts support rails of wood are fixed between the posts and are a safety hazard for small children because they can climb on the structure and fall through or get trapped in the gaps. The staircase should be made safe.

Some internal doors require easing and adjustment where not closing easily for example bedroom cupboard door.

Glazing to ground floor doors do not appear to comprise of safety glass and there are potential safety implications. To reduce the risk of injury from accidental breakage, the glass should be tested by a glazing specialist for compliance with modern British Standards/Regulations. Further investigation. If it fails to comply it should be replaced.

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

Advice

Properties of this age contain timbers built into walls, usually above and below openings. As the walls to the house are of solid construction and thus more prone to penetrating damp, such timbers are at risk from infestation by wood-boring insects and there is a possibility that some decay may exist which is hidden from view. Without further opening up which will be expensive and disruptive, we are unable to confirm whether or not such timbers are free from significant defects, at the time of the inspection, no visual decay was found, and some decay may become apparent when work is undertaken to the property.

Over time, the wood to staircases can shrink and split loosening the various joints causing the stairs to creak when walked on. Older wooden stairs can show signs of wear especially if floor coverings do not protect them.

Concealed timbers could not be inspected, no evidence of wood boring beetle infestation was noted, however, having regards to the limitations of the inspection, damp presence in walls, and some infestation may be found if such as door linings, architraves and skirting boards are removed.

Property address

Property Address

Inside the property (continued)

F8 Bathroom and kitchen fittings

The bathroom, en-suite and cloakroom fittings include a three piece white suite with acrylic freestanding roll top bath with chrome mixer taps, mains showers and screen, a vanity wash hand basin with chrome taps and a low level WC. The fittings are relatively modern. There is a mechanical extract fan in the bathroom and en suite.

2

Some repairs were noted and outlined below;

The glazed shower screen requires repairs as this door does not operate easily.

Where tested the fittings worked satisfactorily within the confines of the inspection.

In other respects the fittings are in satisfactory condition but there is evidence of normal wear and tear from use. Normal maintenance will be required.

Advice

Sanitary fittings are connected to the plumbing system and discharge waste water into the drainage system, so are vulnerable to water leaks.

Where showers are provided within bathrooms, then you should be aware that maintenance is necessary particularly to seals to help prevent against water leaks.

Mechanical ventilation should be provided where advised and should be cleaned regularly.



Photo - 12 Freestanding bath

F9 Other

I was unable to allocate a condition rating to this element because there was no basement.

NI

Property address

Property Address

G

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, or meet modern standards.

Limitations to inspection

The services have been visually inspected only and I have not carried out any tests. Where I have any concerns, I have advised that a specialist should inspect and given the reason. In addition where I have not had sight of a test certificate from a suitable specialist for the electrics and any gas or oil appliances, I have advised accordingly.

The manhole chambers could not be inspected because covers were sealed closed.

There may be hidden defects within the areas that could not be inspected. Unless these areas are checked before purchase you must accept the risk of potentially expensive repairs. The condition ratings assigned to throughout this report are based on what was visible at the time of the inspection.

G1 Electricity *Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.*

1 2 3 NI

The electricity is supplied from the mains via a meter and a consumer unit located in the porch. The main consumer unit contains modern circuit breakers.

3

The installation is in a condition consistent with its age. I saw no areas of concern however, I have not seen a current certificate for the installation. This is a safety risk and I refer you to Section J.

Your legal adviser should establish whether there is a current test certificate. If not, then this should be checked prior to purchase and you should immediately instruct a registered electrician to test the installation for safety and carry out any necessary works. Further investigation, I refer you to section J.

In the absence of certification, the surveyor must give designation three for this item.

Advice

I have not arranged for a specialist test/inspection of the electrical installation and I am unable to comment upon it in detail. Without such a test, it is not possible to say whether the installation is safe and complies with current regulations. We would recommend that an inspection is carried out prior to exchange.

Any alterations that have been undertaken to the electrical installation within the property since January 1st 2005 must now follow certain building regulation principals (BS 7671). Such work being undertaken and/or certified by a suitably accredited electrician. You would be advised to request that your legal adviser makes appropriate enquiries in this respect to confirm that any such works undertaken to the property do have appropriate approval.

It is recommended that on any change of ownership the electrical wiring should be checked by a NICEIC qualified electrician. Earth bonding was not checked. Earthing is used to protect people from the risk of electric shock. If the earthing arrangements within your electrical installation were defective or inadequate, you could receive an electric shock from the equipment or the appliance. The purpose of earthing is to provide a path for electric fault current to flow safely to earth to enable the circuit breaker

Property address

Property Address

Services (continued)

or fuse to operate. Bonding is the connection of the incoming metal gas and water pipes and is vital for protection from electric shock. In a correctly earthed installation, any appliance or equipment developing a fault will be quickly disconnected by the operation of the circuit breaker or fuse.

An electrical installation condition report inspects the state of the switches, sockets, wiring and other power sources in a property to check they comply with international safety standards. Similar to the home or building survey, you can get this done prior to exchanging contracts on a property purchase. The inspection needs to be done by a qualified electrician and will involve a visual inspection to identify any overloaded or broken power sources as well as electrical testing to make sure all the connections are safe and correct. Costs will vary depending which contractor is used.

G2 Gas/oil *Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. 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 is connected to the property.

3

The heating is provided by an oil boiler, served by a modern plastic oil tank is located in the store at the rear of the garage.

I saw no areas of concern, however, I do not know if there is a current test certificate for the installation. Your legal adviser should establish whether there is a current test certificate. If not, then this should be checked prior to purchase and you should immediately instruct a registered OFTEC engineer to test the installation for safety and carry out any necessary works. I refer you to section J,

In the absence of certification, the surveyor must give designation three for this item.

Advice

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

I am not aware that a recent safety inspection of the installation has been undertaken. There was no test documentation or certification on site. You should therefore ask a "Competent Person" to undertake a full inspection of the installation and appliances.

Alternatively, you should ask your legal adviser to confirm whether the system has been tested or inspected recently and whether a valid certificate exists in this respect (please see section I).

Property address

Property Address

G

Services (continued)



Photo - 13 Oil tank

G3 Water

Cold water is supplied from mains. There is a redundant water storage tank in roof space. The distribution pipe work is mainly in copper. 2

The external stop tap was located in the front path at entrance to drive. The internal stop tap was under kitchen sink.

The rising main was not visible. The water pipe maybe shared with other properties and this may lead to inadequate flow at peak times. Your legal adviser should make specific enquiries in this respect.

Although there was no visible or significant leakage noted on the surface, some of the pipework is considered to be old and at least partial re-plumbing is now considered to be required.

WC's were flushed, showers ran and taps turned on, these appeared to operate satisfactorily within the limitations of the inspection.

In other respects, the cold water installation appears to be satisfactory condition.

Advice

Leaks may become apparent that were not visible at the time of inspection.

The water appears to be supplied from the mains with no water storage. Should the supply be interrupted you will have no water.

In a property of this age, unless the mains have been replaced recently, you should budget for replacement.

G4 Heating

The central heating appears to be provided by means of an oil boiler in an external housing, which serves pressed steel panelled radiators within the property, to most habitable rooms, but not all areas. 3

Property address

Property Address

G

Services (continued)

There are no radiators in the cloakroom, utility, porch or landing.

The central heating was not in use at the time of the inspection. Your legal adviser should find out more from the seller about the maintenance records for the installation. If it turns out to be unsatisfactory, you should have the system checked by a competent "OFTEC" heating engineer, prior to exchanging contracts.

You should instruct a suitably qualified heating engineer to carry out a thorough functional test prior to exchange so that you are aware of the likely costs. Please see section J.

I have not had sight of the test certificate. Your legal adviser should obtain and verify this documentation for you prior to purchase. I refer you to section J.

In the absence of certification, the surveyor must give designation three for this item.

Advice

Your legal adviser should confirm the validity of any service information and/or test certification for the boiler and heating system. I refer you to our comments in section I. If there has been no inspection or test where necessary within the last 12 months, then an inspection and service/safety test must be carried out before use.

Boilers and systems of this type require regular maintenance and any servicing or replacing of components must be carried out only by approved installers. You should ensure that you are familiar with the instruction manual for the system and we always recommend that the system is checked to ensure that it complies with all current regulations, particularly as far as protection device and safety is concerned.

Heating installations must be installed by a registered competent person such as a OFTEC engineer and thereafter serviced annually. I recommend that a service contract is entered into with an appropriately qualified local company such as OFTEC Heating engineer.

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

Without a specialist report from a heating engineer, it is not possible to confirm if the system is completely effective or functions satisfactorily.

Property address

Property Address

G

Services (continued)



Photo - 14 Boiler

G5 Water heating

Hot water appears to be provided directly from the boiler, this assessment is included in section G4 and the comments below are restricted to the remaining pipework. Hot water pipes where visible is provided in copper/plastic. 3

Hot water was tested and was not available as the boiler was not on.

Where visible there were no obvious leak or defects to pipes.

In the absence of certification, the surveyor must give designation three for this item.

Advice

Without a specialist report from a specialist engineer, it is not possible to confirm if the system is completely effective or functions satisfactorily.

I recommend that a service contract is entered into with an appropriately qualified local company.

The building regulations require householders to install more energy efficient options when replacing boilers, heating controls and hot water cylinders. If you are considering changes you will need to be certain Building regulations will be complied with.

G6 Drainage

The property appears to be connected to the public sewer your Legal Adviser should confirm this. The drainage system consists rainwater and foul drains running towards the rear of the property. Above ground drainage consists of pipes in plastic. 3

Given the age of the property it is likely to have a combined drainage system. This is acceptable in view of the age of the property.

As noted in the limitations the inspection of the underground drainage was limited as the manhole was

Property address

Property Address

G

Services (continued)

sealed within the curtilage of the property. There were no signs of flooding or drainage problems on site.

The above ground drainage appears functional.

Your legal adviser should give you further information with regard to your liability in respect of the drains to the property.

I cannot confirm if the system is functioning properly or is free from any defects.

It would be prudent to check the manhole and underground drainage using a CCTV survey if you want to be sure that there are no major problems. Leaking drains should be sleeved or replaced.

Advice

The responsibility for many shared drainage systems was transferred to the local water companies. Your legal adviser should confirm your responsibilities. Refer to section I.

It was noted that some gullies receive both foul and surface water pipes and is particularly important to keep such gullies free from blockage. The current arrangement may contravene regulations and should be referred to your legal advisor or a contractor should be instructed to carry out an inspection to confirm that the installation is satisfactory.

Gullies should be kept in good condition and cleaned regularly to assist with rapid disposal of water way from the property.

G7 Common services

None.

NI

G8 Other services/features

There are mains operated smoke alarms installed.

1

If there are no carbon monoxide alarm the fire, this is considered a safety risk if the fire is re-opened and used in the future. The boiler is located externally.

I have not tested the alarms. They should be tested on first occupation and on a monthly basis thereafter.

Property address

Property Address

H

Grounds (including shared areas for flats)

Limitations to inspection

The timber garage doors could not be tested due to storage items and there was no key found.

One side of garage walls could not be seen due to close proximity of neighbours boundary.

Some of the timber fence boundaries were concealed with hedges. This severely restricted the inspection of the boundaries at the front.

There may be hidden defects in the areas I could not inspect. Unless these areas are checked before purchase you must accept the risk of potentially costly repairs. The condition ratings assigned throughout this report are based on what was visible at to me the time of inspection.

1 2 3 NI

H1 Garage

There is a single semi detached garage with pitched and clay tile roof. The roof is constructed of trusses. The garage has a concrete floor. It is unlikely a car would fit in the garage as the width is narrow. 2

Some of the gutters is are poorly aligned.

There was some wet rot noted on the rear fascia boards, prior to painting repairs are required.

The sealant pointing between the door frame and the surrounding masonry is missing. This needs replacing to reduce the risk of damp.

Where visible and from the limited inspection, the internal wall and floor surfaces appeared to be in satisfactory condition. However water staining was present on the floor, this is likely caused by the adjoining high ground level. The ground level should be lowered.

In other respects, the garage appeared to be in satisfactory condition.



Photo - 15 Damp in garage floor

Property address

Property Address



Grounds (including shared areas for flats) (continued)

H2 Permanent outbuildings and other structures

There is a storage shed at the rear of the garage, which houses the oil tank.

1

This could not be fully seen, although the structure will require on going maintenance.

H3 Other

The boundaries of the property consist of timber fencing and hedges. The fences where visible, require decoration in some areas.

The gardens include pavements built of concrete block paving. On going maintenance is required.

The shared driveway is constructed of concrete block paving and in reasonable condition. On going maintenance will be required, please see section I3.

In general, the external boundaries appear reasonably well maintained but there is a need for some works of normal maintenance.

Property address

Property Address

Issues for your legal advisers

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

I1 Regulation

You should ask your legal adviser to confirm the following:

1. A copy of the last electrical certificate.
2. A copy of the most recent safety inspection certificate
3. Certification of any electrical works carried out since January 1st 2005.
4. Building regulations approval or FENSA certification for double glazing installed since April 2002.

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 construction of the garage and porch and if internal wall removal works have the appropriate Building Regulation and planning consents and approvals were obtained.

Which of the boundaries are owned and maintained by the property and which are owned and maintained by others.

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

Whether the road at the front is adopted.

I2 Guarantees

It is possible that guarantees exist for the property, however your legal adviser should confirm and establish the existence of any guarantees and if appropriate transfer the benefits to yourself, for example the replacement windows and damp proof course treatment.

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

You should ask your Legal Advisers to make further enquiries to confirm whether the items listed below have been properly serviced / tested by an appropriate specialist within the last twelve months, and whether certificates are available:

The boiler heating and hot water systems.
The electrical installation.

I3 Other matters

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

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

Confirmation should be confirmed that all necessary Planning and Building Regulation approvals were obtained for the alterations undertaken to the house and other parts of the property and that these documents were adhered to during the construction process.

Property address

Property Address

I

Issues for your legal advisers (continued)

I am not aware of any development or road widening proposals that are likely to affect the property directly. We would recommend however that you instruct your legal adviser to make the usual searches in this regard.

The responsibilities you may have to maintain the drains passing under the property.

Your legal adviser should confirm the ownership and liability for footpaths and other access ways around the property.

Your legal adviser should confirm that there are rights of way to your property from the public highway.

Where works are or have been carried out on or near to a party wall/boundary wall structure, a property owner has a legal responsibility to serve notice upon any affected adjoining owner in accordance with the most recent party wall legislation. You are advised to seek further advice in this respect.

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

Confirmation from your building insurers regarding the current and future insurance status of the property is considered important as I can only comment upon the condition of the property at the date of inspection. I am unable to comment on any future climatic changes and in particular the effects of periods of adverse weather could have upon the sub soils and structural stability of the property.

Property address

Property Address

J

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, having existed for some time and which cannot be reasonably changed.

J1 Risks to the building

No significant risks.

J2 Risks to the grounds

According to the Environment Agency (the Government organisation responsible for flood control), the property is not in an area that is vulnerable to flooding.

J3 Risks to people

E6: External Sliding Door - test toughened glass

F5: Chimney Breasts & Flue: Requires safety check

G1: Electricity: Defective requires safety check

G2: Oil: Requires safety check

G4: Heating: Requires functionality and safety check

G5: Hot Water: Requires functionality and safety check

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.

H1: Garage: Possible asbestos under roof verges.

J4 Other

If after reading and considering this report you intend to proceed with the purchase we advise you to send a copy of it as soon as possible to your legal advisers. Please draw their attention to the whole of Section J.

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

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

Property address

Property Address

Energy efficiency

This section describes energy related matters for the property as a whole. It takes account of 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.

K1 Insulation

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

The walls are of solid wall construction. They will have limited resistance to heat loss. The older porous masonry will also encourage damp and condensation. 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 from a specialist 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.

Some insulation is present within the roof spaces, this is considered to be inadequate and not to modern standards. Improvements should be made.

The windows are modern glazed units and should provide adequate resistance to heat loss.

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.

You are advised to check the recommendations within your energy performance report for improvements to increase energy efficiency at the property.

K2 Heating

The boiler, radiators and distribution plumbing is dated and may be becoming less efficient in heating the property. They may also have a limited remaining serviceable life. Aside from any need for servicing or testing, you should obtain advice accordingly so that you are aware of the benefit, scope of works and costs associated with any necessary upgrades.

The boiler and system relies on regular servicing and maintenance to maintain the efficiency and output. You should enter into a service agreement with local or national OFTEC registered company.

K3 Lighting

The property appeared to be generally provided with a reasonable level of both artificial and natural lighting. However improvements can always be made.

Property address

Property Address

K

Energy efficiency (continued)

You should consider replacement of all light bulbs and tubes with energy efficient lighting in order to reduce energy costs.

Natural light within the property appears satisfactory for habitable requirements and comparable to other properties of this type and era. 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.

K4 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.

Where ground floors are solid, sub-floor ventilation is not required.

Sufficient ventilation should be maintained within the roof void to help prevent against condensation and mould

The control of condensation is of importance and the following notes are provided for assistance:

1. Ventilate rooms to the outside air during and immediately after cooking, washing or bathing, or whenever the windows show signs of misting.
2. Restrict drying and washing indoors, only to rooms with openable windows and keep internal doors closed.
3. Avoid the use of flue less oil and gas heaters.
4. Adequate insulation should be provided to help prevent the occurrence of condensation on cold surfaces.
5. Adequate ventilation will help remove to the outside air the water vapour being produced, particularly in kitchens and bathroom areas and the installation of electrical extractor fans, possibly incorporating a humidistat is recommended.
6. Internal walls and ceiling surfaces should be made air tight as possible to reduce the passage of water vapour into the walls and roof spaces.

K5 General

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

Property address

Property Address



Surveyor's declaration

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

Signature

Surveyor's RICS number

Qualifications

Company

Address

Town

County

Postcode

Phone number

Website

Fax number

Email

Property address

Clients name

Date this report was produced

RICS Disclaimer

1. This report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in this report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

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

To the extent that any part of this notification is a restriction of liability within the meaning of the Unfair Contract Terms Act 1977 it does not apply to death or personal injury resulting from negligence.

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

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



Please read the 'Description of the RICS Building Survey Service' (at the back of this report) for details of what is, and is not, inspected

Property address

What to do now

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified.

You should get at least two quotations from experienced contractors who are properly insured. You should also:

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

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

Further investigations

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

Who you should use for these further investigations

You should ask an appropriately qualified person, though 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.

What the further investigations will involve

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

When to do the work

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

- **Condition rating 2** – repairs should be done soon. Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.
- **Condition rating 3** – repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

Warning

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks.

As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

Description of the RICS Building Survey Service

The service

The RICS Building Survey Service includes:

- a thorough inspection of the property (see 'The inspection');
- a detailed report based on the inspection (see 'The report').

The surveyor who provides the RICS Building Survey 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;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which needs to be obtained before committing to purchase.

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 (both major and minor) that are evident. This inspection is intended to cover as much of the property as physically accessible. Where this is not possible an explanation is provided in the 'limitations of inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric without occupier/owner consent, or if there is a risk of causing personal injury or damage. 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 in 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.

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

Services to the property

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they are accessible from within the property or communal areas. The surveyor also inspects (within the identifiable boundary of the flat) drains,

lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

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, he or she should recommend a further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that these 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. With flats, the surveyor assumes that there is a 'duty holder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the duty holder.

The report

The surveyor produces a report of the results of inspection 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 maintenance of a wide range of issues reported.

The report is in a standard format and includes the following sections.

- A Introduction to the report
- B About the inspection
- C Overall assessment and summary of the condition ratings
- D About the property
- E Outside the property
- F Inside the property
- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal advisers
- J Risks
- K Energy Efficiency
- L Surveyor's declaration
 - What to do now
 - Description of the RICS Building Survey Service
 - Typical house diagram

Condition ratings

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

Condition rating 3 – defects that are serious and/or need to be repaired, replaced or investigated urgently

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 – 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.

The surveyor does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

Description (continued)

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Building Survey Service for the property. If the surveyor has seen the current EPC, he or she will present the energy-efficiency rating in this report, but does not check the rating and cannot comment on its accuracy. 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.

Issues for legal advisers

The surveyor does not act as 'the 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, check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or 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 these. For his or her 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 his or her 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, having existed for some time and which cannot reasonably be changed.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

Standard terms of engagement

- The service** – the surveyor provides the standard RICS Building Survey Service ('the service') described in the 'Description of the RICS Building Survey Service', unless you and the surveyor agree 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:

- plan drawing
- schedules of works;
- supervision of works;
- re-inspection;
- detailed specific issue reports; and
- market valuation and re-instatement cost; and
- negotiation.

- The surveyor** – the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey, value and report on the property.
- Before the inspection** – this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding 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.
- Terms of payment** – you agree to pay the surveyor's fee and any other charges agreed in writing.
- Cancelling this contract** – nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the *Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013* or the *Consumer Rights Act 2015*, or under any such other legislation as may from time to time be applicable. Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract. Please note that where you have specifically requested that the surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the surveyor up until the date of cancellation.
- Liability** – the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask.

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

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

Typical house diagram

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

