



LEVEL 2

Your survey and valuation report

Property address

9 St Marks Road
Bromley
BR2 9HG

Client's name

Mr G Map.

Inspection Date

7th September 2021

Surveyor's RICS number

2

Contents

A	About the inspection and report
B	Overall opinion
C	About the property
D	Outside the property
E	Inside the property
F	Services
G	Grounds
H	Issues for your legal advisers
I	Risks
J	Property valuation
K	Surveyor's declaration
L	What to do now
M	Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement
N	Typical house diagram
	RICS disclaimer

A

About the inspection and report

This Home Survey – Level 2 (survey and valuation) service has been produced by a surveyor, who is a member of the RICS Valuer Registration scheme.

The surveyor has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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

 **Reminder**

Please refer to your **Terms and Conditions** report sent on the 27th August 2021 for a full list of exclusions.

A

About the inspection

Surveyor's name

Surveyor's RICS number

Company name

Date of the inspection

Report reference number

Related party disclosure

Full address and postcode of the property

Weather conditions when the inspection took place

Status of the property when the inspection took place

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance.

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

Important note

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

B

Condition ratings

Overall opinion of the property

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

B

Condition ratings

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



Documents we may suggest you request before you sign contracts

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



Elements that require urgent attention

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

Element no.	Element name
D4	Main walls
F6	Drainage



Elements that require attention but are not serious or urgent

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

Element no.	Element name
D1	Chimney stacks
D2	Roof coverings
D3	Rainwater pipes and gutters
D5	Windows
D8	Other joinery and finishes
E1	Roof structure
E3	Walls and partitions
E4	Floors
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase and joinery)
E9	Other
F1	Electricity

Element no.	Element name
F3	Water
G3	Other



Elements with no current issues

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

Element no.	Element name
D6	Outside doors (including patio doors)
E2	Ceilings
E5	Fireplaces, chimney breast and flues
E8	Bathroom fittings
F2	Gas/oil
F4	Heating
F5	Water heating



Elements not inspected

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

Element no.	Element name
D7	Conservatory and porches
D9	Other
F7	Common services
G1	Garage
G2	Permanent outbuildings and other structures

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property is a semi-detached house.

Approximate year the property was built

The property would appear to have been built circa 1930.

Approximate year the property was extended

The property has not been extended.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

Not applicable.

Construction

The floors are a mixture of solid and timber construction. The main roof is pitched, covered with plain tiles. The walls are of solid masonry construction.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	2				1			
First		3	1	1				

C

Energy efficiency

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

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

Energy efficiency rating

D

Issues relating to the energy efficiency rating

The EPC states that the property has cavity walls. This is incorrect as the property has solid masonry walls. This will effect the overall energy efficiency of the property, and a new EPC should now be instructed for accuracy.

Mains services

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

Gas Electric Water Drainage

Central heating

Gas Electric Solid fuel Oil None

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

None.

Other energy matters

C

Location and facilities

Grounds

There is no parking to the property. There is a shared drive to the side of the property for vehicular access historically to a garage which has now been removed. There is a small secluded rear garden.

Location

The property is set in an established residential area with surrounding properties of medium density development. Access is via an adjacent and made up and adopted road.

Facilities

All usual facilities and amenities are reasonably to hand.

Local environment

The property is situated within an established residential area comprising similar property types close to all amenities. The property is situated on shrinkable subsoil. This poses a risk to the building and we refer you to our later comments regarding this.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

The external fabric of the building was inspected from ground level only with the aid of 3 m ladders and as such, my comments and observations will be restricted. I cannot, therefore, rule out the possibility of defects coming to light upon a closer examination of these higher areas. This includes roof slopes/bay roof structures and guttering. In accordance with the RICS instructions governing provision of the Home Survey Standard (HSS) Level 2 service, only a random sample of windows has been opened. It is possible, therefore, that defects may exist with those windows not opened. Unless it was raining at the time of inspection, we are unable to confirm the full adequacy of the rainwater goods. Ideally, the guttering should be inspected during a period of heavy rainfall to ascertain the extent and adequacy of joints and downpipe sections. Defects may exist to unseen areas which we cannot readily comment upon.



D1 Chimney stacks

It was not raining at the time of inspection and there may be leaks or defects which only become apparent during periods of heavy rain. 2

The chimney stack is of masonry construction above the roof-line with mortar fillets to prevent damp penetration occurring internally.

The mortar fillets are cracked and should be upgraded to a lead alternative to avoid the possibility of water ingress. You should obtain quotations prior to exchange of contracts.

The stack is unlikely to contain a damp-proof course or 'soakers' (metal strips interwoven between the coverings). Therefore, there is an increased risk of wind driven rain or snow penetration particularly during severe weather conditions. However, providing regular maintenance is carried out, installing a damp-proof course is not cost-effective and not warranted at this time. You should budget for carrying out localised repairs from time to time to deal with any dampness should this occur.

Although no serious disrepair could be seen from ground level, the mortar base (flaunching) to the chimney pots is very exposed and subject to driving rain and frost and may well be cracked and loose in places. The flaunching should be checked when repair work is undertaken or when annual maintenance is next carried out. It should be kept in good condition at all times.

D2 Roof Coverings

It was not raining at the time of inspection and there may be leaks or defects which only become apparent during periods of heavy rain. 2

The main roof to the property is of original pitched design covering with plain tiles. The covering is laid over battens and supported by a timber frame.

Some defects were noted including cracked and spalled pointing to the ridge and hip tiles. Slipped and missing tiles were also noted to several areas. Repairs should be carried out to ensure that the roof remains weathertight and does not leak. You are advised to obtain estimates for appropriate

repairs, prior to exchange of contract.

Whilst in serviceable condition at present, a roof covering of this type and age is likely to require ongoing maintenance to ensure that it remains weathertight. Renewal is likely to be a more economic option in the medium term. You should obtain quotations prior to exchange of contracts to budget for this in the future.

D3 Rainwater pipes and gutters

It was not raining at the time of inspection and there may be leaks or defects which only become apparent during periods of heavy rain. 2

The rainwater goods are of a plastic type, being fixed to fascias and perimeter walls.

Within the limitations of the inspection, a number of defects/issues were noted, including staining at several joints and staining to the ground, where joints have leaked continuously. We draw your attention to the front path, to the left of the bay. The rainwater goods should be water tested to establish their full condition and all necessary repairs undertaken.

Leaking rainwater disposal systems can lead to penetrating dampness and deterioration of the building. Rainwater goods should be kept clean and free of any standing debris and moss at, all times, to ensure free flow of surface water runoff from roofs. Regular inspections should therefore be undertaken moving forward. Shortly after taking up occupation you should arrange for the gutters to be cleaned, removing any moss, leaves and general debris.

D4 Main walls

We noted no evidence of any significant recent or progressive structural movement within the property although did observe evidence of usual settlement considered to be within acceptable parameters at this stage. We draw your attention to the distortion and hairline cracking to the front bay and rear elevation. Long term monitoring would of course, be necessary to be categorical regarding the structural condition but is not considered warranted on the basis of our single inspection within the limitations imposed. 3

In a property of this age, the foundations to the main superstructure are likely to be positioned at a shallower depth than would be required by present day standards. Reduced foundational depths increase the susceptibility to superstructural disturbance due to seasonal sub soil moisture fluctuations.

The walls are of solid masonry construction, approximately 230 mm thick. These were part pebble dash rendered. We would advise render applications can hide defects within brickwork, which at the time of inspection were not readily apparent.

Isolated areas of dampness were detected at low level to the main walls and further specialist investigation to the whole property is required prior to exchange of contracts. We draw your attention to the front bay and rear dining room external elevation. Any structural floor timbers which are in contact with damp masonry are at risk from decay and you should instruct your specialist firm to check the subfloor-timbers for defects and again carry out appropriate remedial treatment as required.

Several areas of penetrating dampness were noted to the rear elevation at first floor level. This is thought to be due to defective pebbledash render and repairs are now required. Obtain estimates for all appropriate repairs/improvements, prior to legal commitment to purchase.

DPC's should ideally be 150 mm above external ground level. In this case, ground levels are high in some positions and this could lead to bridging, causing further dampness to the interior of the building. External levels should now be reduced accordingly.

Solid external walls are prone to damp penetration. They rely upon the integrity of the external finish for their weatherproofing. Even in good condition, water penetration may occur during severe weather conditions. These walls often contain concealed timbers, e.g. lintels above openings, and any timbers in contact with dampness will be prone to decay. It is important therefore that the external finishes of the walls are maintained in good condition.

Walls of solid masonry are below the standard of thermal insulation of cavity walls and heat loss can be quite high.

The walls to the rear addition are of single brick thickness and do not comply with current requirements. Although not uncommon in properties of this type and age, these walls will be prone to condensation, dampness and high levels of heat loss. You should consider upgrading to current standards.

D5 Windows

The windows are of plastic and metal construction, incorporating single and double glazed units.

2

Within the limitations of the inspection, defects were noted, including stiff openers, blown glazing and weathered finishes, particularly to the single glazed units. Repair and maintenance works are now required. You are advised to obtain estimates for appropriate repairs prior to exchange of contract.

Your legal adviser should confirm that a FENSA Certificate or a suitable alternative is available otherwise the installation may not comply with the Building Regulations.

The junction between the window frames and surrounding wall is frequently a source of water penetration, particularly during severe weather conditions. It is important that the sealing material that protects these joints is regularly checked and maintained in good condition.

Ongoing maintenance should always be anticipated to window joinery in the form of regular attention to items such as; hinges, latches, locking mechanisms, framework, sills and glazing seal edges etc. This is something all homeowners should anticipate and budget for.

D6 Outside doors (including patio doors)

The doors are of timber and plastic construction, incorporating single and double glazed units.

1

The doors appear to be in generally serviceable condition for their type and age with no signs of significant deterioration. Ongoing repairs should be anticipated as part of future maintenance cycles.

Your legal adviser should confirm that a FENSA Certificate or a suitable alternative is available otherwise the installation may not comply with the Building Regulations.

The junction between the door frames and surrounding wall is frequently a source of water penetration, particularly during severe weather conditions. It is important that the sealing material that protects these joints is regularly checked and maintained in good condition.

Ongoing maintenance should always be anticipated to door joinery in the form of regular attention to items such as; hinges, latches, locking mechanisms, framework, sills and glazing seal edges etc. This is something all homeowners should anticipate and budget for.

D7 Conservatory and porches

There are no items requiring comment in this section.

NI

D8 Other joinery and finishes

External joinery, such as fascias and soffits are formed in timber.

2

External decorations are deteriorating in some areas such as the soffits to the front bay. The affected sections should be thoroughly prepared and redecorated in the near future. Due to the height, scaffolding may well be required, which will greatly raise the associated costs to undertake the required works.

D9 Other

There are no items requiring comment in this section.

NI

E

Inside the property

Inside the property

Limitations on the inspection

We have not inspected parts of the property which were covered, unexposed or inaccessible, or not possible to inspect without removing carpets or fittings. We are unable to report that such parts are free from rot, wood boring insect infestation, other pests or defects. We can accept no responsibility for any defect which would have been apparent to us only if we had been able to inspect freely these parts of the property. Fittings to the kitchen and bathroom restricted our inspection of the hidden surfaces. All floors were concealed by fitted coverings.

It is possible that defects may exist in unseen areas and unless the property is fully inspected prior to purchase commitment, there may be additional costs of repair which must be borne by you.



E1 Roof structure

The roof structure is of traditional timber construction consisting of a softwood frame which would have been constructed on site and is of timbers of reasonably adequate size and spacing. It appears reasonably satisfactory to type and age with no indication of significant deflection or distortion. 2

This property was built before it became standard practice to install lining felt beneath the roof cover. Whilst this can be accepted, regular exterior roof and interior roof void inspections should be carried out to check for any signs of dampness - any necessary repairs or renewal should be undertaken promptly.

The main roof space is inadequately insulated with a negligible thickness of insulation material. Current thinking on environmental comfort conditions usually recommends a thickness of insulation quilt within the roof space of between 270mm and 300mm. This should be upgraded to assist the energy performance of the building.

E2 Ceilings

The ceilings are of plasterboard and lath and plaster construction with various finishes. 1

The ceilings are in a serviceable condition with no significant defects evident at the time of the inspection. However, some minor hairline cracking was noted. This can be dealt with as part of normal building maintenance and redecoration.

Lath and plaster ceilings tend to lose their key (the fixing between the plaster and wooden laths) with age and cannot easily be repaired. They normally require hacking down and renewal or overboarding. The gradual loss of key over time will also cause them to deflect and they can collapse without prior warning. Although there are some sporadic cracks, the ceilings showed no on-surface indication to suggest immediate stress or the need for replacement. This situation should be monitored as repairs may be required in the medium term.

E3 Walls and partitions

Internal walls and partitions are of solid construction with various finishes.

2

There is some movement to the internal partition walls evidenced, for example, by distortion and minor cracking to door frames at first floor level. This movement shows no signs of any recent progression and is considered to be within acceptable tolerances for a property of this type and age.

Evidence of condensation was noted in the bedrooms. This is not an unusual problem and may be reduced by improving ventilation and raising room temperature. Unchecked condensation can cause potentially toxic mould which is harmful to health. This often begins as black spot mould which invariably signifies a condensation issue as opposed to rising or penetrating damp.

Older plaster finishes will be more soft and powdery than modern plaster and minor collapse in localised areas can be expected, if disturbed, particularly during redecoration work.

E4 Floors

The floors are of solid and timber construction with various finishes.

2

In a property of this age the solid ground floors are unlikely to incorporate a conventional damp proof membrane and as a result, dampness may occur. Correct remedial treatment would require re-laying the floors, including a damp proof membrane.

Some defects were noted including several loose floorboards and these will require attention in due course when fitted covers are removed or replaced.

Dampness has been noted to some walls. We draw your attention to our earlier comments in Section D4 Walls. Any structural floor timbers which are in contact with damp masonry are at risk from rot or decay and you should instruct your specialist firm to check the subfloor timbers for defects, and again carry out appropriate remedial treatment as required.

We found no visible evidence of dry rot, wet rot or active woodworm infestation, but this could be discovered when fitted covers are removed.

E5 Fireplaces, chimney breasts and flues

The property has a small gas fire within the front reception room.

1

An appropriately qualified person should be called in prior to purchase commitment to fully determine the condition of this and all other gas appliances/pipework within the property to ensure their compliance with all regulations and requirements and the adequacy of flues to accommodate exhaust emission arrangements.

Where there are gas appliances within a property we consider it prudent and recommend the installation of carbon monoxide spot detectors as a matter of good safety. An appropriately qualified person will be able to advise you further regarding these.

Redundant flues should be air brick ventilated at room level and redundant flue terminals removed and replaced with half round ridge tiles or similar to minimise the risk of falling dampness occurring.

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

The inspection of the kitchen was restricted due to kitchen fittings and tiling etc. These may conceal hidden defects such as further dampness which may only become visible when fully stripping and refitting the kitchen. 2

The kitchen fittings are rather dated with some localised wear and tear evident. We assume that you will contemplate refitting these in due course. No doubt you have already assessed the adequacy of these, and other built-in fittings, for your own purposes.

The flexible sealant around the sink is worn and should be renewed. Defects may be present in concealed areas and we recommend that you inspect these as a precaution. Flexible sealants around sinks and worktops should be regularly checked and maintained. Damage may allow water penetration to enclosed areas beneath, which can cause rot and decay.

Clarification should be sought to establish whether the kitchen appliances are included within this sale and any retained fittings should be tested prior to use.

E7 Woodwork (for example, staircase joinery)

The internal woodwork comprises doors, frames, architraving, skirting boards and stairs with various finishes. 2

The door catches to the front bedroom and dining room are defective and require replacement. Several other doors are also warped and require replacement. You should obtain quotations prior to exchange of contracts.

The internal decorations are generally satisfactory. We expect that you have assessed the adequacy of decorations for your own purposes.

We found no visible evidence of active woodworm infestation, but this could be discovered when fitted covers, stored items and fitted furniture are removed.

E8 Bathroom fittings

The bathroom fixtures and fittings comprise the following: bath, wash basin and WC. 1

The sanitary fittings appear in generally reasonable and serviceable condition. No doubt you have already assessed their adequacy for your own purposes.

The plumbing installations were not specifically tested. We recommend a test prior to purchase commitment by an appropriately qualified person to determine the condition under variable operational requirements.

Shower seals and enclosures are prone to leakage and disrepair. Regular checks, therefore, should be made of all pipe connections, surrounds and seals to reduce the risk of water leakage and decay.

E9 Other

We recommend that mains connected smoke, heat and carbon monoxide detectors are fitted and tested, prior to occupation. At present, the property has battery powered smoke alarms, and no heat detectors or carbon monoxide alarms. 2

Condensation is frequently a lifestyle issue and care should be taken to avoid activities that can contribute to the problem such as drying clothes indoors. The control of condensation can be difficult and requires maintaining a careful balance between heating, insulation and ventilation.

In a property of this age, woodworm is commonly found. Whilst no evidence was found in those areas we were able to inspect, it is possible that it may be detected when the property is emptied or during other repair or refurbishment works. Future specialist treatment may be required.

In a property of this age asbestos based components are likely to have been used, some of which are hidden within the structure. This should be borne in mind when undertaking any works to the property. Should asbestos based materials be found then they may need to be dealt with by specialist contractors and this could prove expensive. Further advice is available from the Health & Safety Executive - <https://www.gov.uk/search?q=asbestos>.

F

Services

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

F

Services

Limitations on the inspection

We have not carried out any testing of any of the service installations and our assessment is based on a visual inspection only. Condition ratings assume that current compliance certificates are available for all services which should be verified. In the absence of appropriate certification, condition ratings would by default reduce to the lowest level, which is condition rating 3.

The Surveyor does not carry out specialist tests. The visual inspection does not assess the services to make sure they work properly and efficiently and meet modern standards.

You are, therefore, advised to not only confirm service history records, confirming the date the installations were last serviced, but you should also deem it prudent to have the installations fully checked and tested prior to purchase so, as to, ensure they are in a fully serviceable and safe working order.

Your legal adviser should take up enquiries on your behalf to confirm when the installations were last reviewed.

The main service installations within this property have been the subject of a purely visual inspection where access was possible.

Services are generally hidden within the construction of the property and, as a result, only the visible parts of the available services can be inspected.



F1 Electricity

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

The electrical installation was not specifically tested. We recommend a test prior to purchase commitment by an appropriately qualified person to be categoric regarding condition.

2

All electrical installations should be inspected at maximum 10 year intervals. If there is no documentation to confirm such an inspection within the preceding 10 years then we recommend a report be obtained from an appropriately qualified person.

Mains electricity is connected, with the meter and consumer unit located in the under stairs cupboard.

Our visual inspection revealed no significant defects or deficiencies. However, the consumer unit and several internal fittings such as the light fittings in the bedrooms are of some age, indicating the electrical systems is of an older style. In view of the guidance given above relating to change of occupancy, and the age of the installation, we recommend that the installation should now be checked by an appropriate specialist registered with either the NICEIC or similar approved body prior to exchange of contracts.

F2 Gas/oil

Safety warning: All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

Where there are gas appliances within a property we consider it prudent and recommend the installation of carbon monoxide spot detectors as a matter of good safety. An appropriately qualified specialist should be instructed prior to purchase commitment to confirm the full adequacy and compliance of the installation. 1

There was no smell of gas escapes at the time of the inspection although the installation has not been tested.

Mains gas supply is connected, with a meter located in the under stairs cupboard.

In view of the guidance above and as a matter of safety, you should now arrange for the installation and all gas appliances to be inspected and tested by a Gas Safe engineer prior to exchange of contracts.

F3 Water

The plumbing installations were not specifically tested. We recommend a test prior to purchase commitment by an appropriately qualified person to determine the condition under variable operational requirements. The stop valve is believed to be located in the kitchen. Legal adviser to verify. 2

The incoming mains water service pipe is of lead construction. Whilst there are health concerns regarding lead plumbing, this is more applicable to soft water areas. Of greater concern is the age of the pipework and the possibility of it splitting. We would therefore recommend that this is replaced in plastic. As this can be costly we would recommend that estimates are obtained prior to any commitment to purchase.

F4 Heating

The central heating system was not tested. We recommend a test prior to purchase commitment by an appropriately qualified person to be categorical regarding condition under variable operational requirements. 1

It is recommended that service records be obtained and if the boiler has not been serviced recently, an appropriately qualified person should be instructed to undertake a full service including checking the ventilation to the boiler in addition to checking and cleaning out the flues as found to be necessary.

The property has a gas fired central heating system with a conventional boiler which feeds a series of radiators in the various rooms. Whilst apparently serviceable, you should now arrange for a Gas Safe engineer to check and test the system prior to exchange of contracts as a matter of safety.

F5 Water heating

The hot water system was not tested. We recommend a test prior to purchase commitment by an appropriately qualified person to confirm condition under variable operational requirements. 1

Hot water is provided by the main heating boiler and is stored in a hot water storage cylinder which is fitted with a supplementary electric immersion heater. See our comments in Section G4 above.

F6 Drainage

The property is presumed connected to mains drainage. Your legal adviser to confirm prior to purchase commitment. CCTV testing would be necessary and is recommended prior to purchase commitment to be categoric regarding the condition of underground runs. 3

Drainage gulleys should be cleaned and maintained on a regular basis to minimise the risk of blockage and as a precaution all surface water gulleys and drainage trenches within curtilage should be flooded prior to purchase commitment to determine their likely adequacy or otherwise under simulated storm conditions. Without extensive exposure work we are unable to confirm the type or lay-out of the underground rainwater drainage system.

The bathroom waste pipe discharges into a cast iron soil and vent pipe. There is evidence of possible corrosion and staining. It is recommended that this is replaced in UPVC.

Covers were raised where possible and, in these positions, the chambers were blocked, particularly in the front drive. Please note, however, that this limited form of examination does not constitute a formal drains test and should not be construed as such. Due to the age and likelihood of further concealed defects, we feel it prudent to undertake a full CCTV inspection of the hidden drainage system, prior to exchange of contracts.

F7 Common services

Not applicable. NI

G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

A cursory inspection of the external boundaries has been undertaken for signs of Japanese Knotweed growth. Due to neighbouring privacy, we have not inspected over fences or outside the boundary of the subject property. Japanese Knotweed is known to grow in the vicinity and as such, a precautionary inspection of the curtilage, together with neighbouring boundaries by a PCA registered Japanese Knotweed Eradication company is recommended prior to exchange of contracts.



G1 Garage

Not applicable.

NI

G2 Permanent outbuildings and other structures

Not inspected.

NI

G3 Other

Your legal adviser should verify liabilities in respect of boundary markers prior to purchase commitment. It should be confirmed there are no known or outstanding boundary disputes.

2

We would draw your attention to the close proximity of adjacent trees such as the large oak tree within the rear garden. In principle, the roots of any single tree closer to a property than one and a half times its height at maturity can, under certain circumstances, have a detrimental disturbance effect on the foundations. You should budget to manage this tree in particular via an Arboriculturist. This tree is likely to have a Tree Preservation Order (TPO) based on the location and age. It should be appreciated that with groups of trees, the relevant "safe" distance increases. The risk is usually greatest during prolonged dry spells.

H

Issues for your legal advisers

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

Issues for your legal advisers

H1 Regulation

Your legal adviser should check the following:-

Whether local authority notifications and approvals for the double glazing and installation of controlled services have been obtained, if needed, and that all statutory inspections have been made. If regulations have been breached or work carried out without the necessary approvals and inspections, then extensive and costly alteration works may well be needed to ensure compliance.

If the main sewer has been adopted by the local authority and your rights and responsibilities for the drainage system and that it complies with all public health legislation.

H2 Guarantees

Your legal adviser should check for the existence, validity and transferability of guarantees and certificates for the double glazing and installation of controlled services which should be assigned to you as a new owner of the property. The extent of any work should also be confirmed.

Your legal adviser should also establish in the pre-contract enquiries the existence and validity of any service agreements or engineers certificates for (where relevant) the central heating system in the property. The date of original installation, the name of the service company and when testing/servicing was last carried out should also be determined.

H3 Other matters

I have been told by the agent that the property is freehold. You should ask your legal adviser to confirm this and explain the implications.

Your legal adviser should confirm and verify the ownership of the various boundaries surrounding the property so that you can better understand and budget for your financial and any potential legal liabilities in respect of such. This is so, as to avoid any doubt or potential disputes with neighbouring property owners at a later stage.



Risks

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

Risks

I1 Risks to the building

We noted no evidence of any significant recent or progressive structural movement within the property although did observe evidence of usual settlement considered to be within acceptable parameters at this stage. Long term monitoring would of course, be necessary to be categoric regarding the structural condition but is not considered warranted on the basis of our single inspection within the limitations imposed.

Dampness has been noted internally to several areas. This poses a risk to the building.

The drains were partially blocked at the time of our inspection. This poses a risk to the building.

The tree to the rear of the building is within influencing distance and as such, poses a risk to the building.

No apparent evidence of any severe or active beetle infestation or related wood boring insects was observed. We observed no examples of dry rot.

The building is located on shrinkable subsoil. This poses a risk to the building.

With regards to dampness and suspected timber defects found within the property, we would recommend full specialists reports and estimates to be obtained prior to purchase commitment.

I2 Risks to the grounds

The National Radiological Protection Board has carried out investigations and some areas of the country have been identified as representing a particular risk to properties in those areas as they may contain excessive concentrations of radon gas. We recommend your legal adviser undertakes the appropriate enquiries as part of the environmental searches and advise further. Further advise can be obtained from the Health & Protection Agency.

Your legal adviser should make further enquiries and advise you on whether the building is located near to, or over a landfill site and what precautions, if any, have been taken to remove, control or prevent any contamination.

Your legal adviser should make further enquiries and advise you whether the building has been flooded in the past or is at risk from flooding. Enquiries should also be made with the Environment Agency.

We cannot fully preclude the risk of the presence of Japanese Knotweed. This is a plant which is difficult and expensive to remove and considered a hazard and a restriction on mortgageability and saleability. The only way to categorically confirm in this regard would be to obtain a specific and detailed analysis by a company specialising in such work which is advised. A complete analysis of all garden plants is not undertaken and we do not warrant nor inspect vegetation to surrounding properties.

I3 Risks to people

In properties built pre 2000, we would always, as a precaution, recommend an asbestos identification survey by an approved licensed contractor or independent body prior to purchase commitment. To prevent problems on resale MAP Chartered Surveyors recommend that an asbestos identification survey be undertaken prior to purchase commitment and the resultant reports retained with the property to ensure

that future resale prospects are not damaged because of the absence of such a report and that future insurances are not invalidated because no attempt to identify the risk of asbestos has been undertaken.

According to the Health and Safety Executive, the presence of asbestos would not normally constitute a health hazard unless the asbestos containing material is disturbed, drilled or damaged. When building work is undertaken in the future, you should therefore be mindful of the possibility of asbestos and if found, a specialist contractor will need to be employed which could be costly.

New regulations introduced from the 6th April 2012 mean that contractors working on materials likely to contain asbestos need to comply with a range of health and safety and insurance requirements which may well increase the cost of such works.

There is a legal requirement to ensure that any works which could impact on areas containing asbestos within residential property undertaken after the 6th April 2012 comply with the control of asbestos regulations introduced at that date. Accordingly, your legal advisers should make appropriate enquiries of the vendors to confirm that any works undertaken by them comply with this requirement, and you should also be aware of this requirement moving forwards following transfer of ownership.

The electrical system is of an older style. This poses a risk to the occupants.

I4 Other risks or hazards

As regards wants of repair, you are most strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts. As soon as you receive the quotations and reports and also the responses from your legal adviser, we will be pleased to advise whether or not these would cause us to change the advise or valuation which we give in this report. Only when you have all this information before you will you be fully equipped to make a reasoned and informed judgement on whether or not to proceed with the purchase. Remedial works could be costly and quotations are required to determine this.

We must advise you however that if you should decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors might come to light in the future.

J

Property valuation

Property valuation

This valuation has been undertaken in accordance with *RICS Valuation – Global Standards* (Red Book Global Standards), which includes the *International Valuation Standards*.

In my opinion the market value on 7th September 2021 as inspected was:

£ 630,000

Six Hundred and Thirty Thousand Pounds

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

£ 315,000

Three Hundred and Fifteen Thousand Pounds

Tenure

We understand the property is freehold.

Area of property (sq m)

122m2. Measurement is to current IPMS1 standards.

! Arriving at my valuation, I made the following assumptions:

Regarding the materials, construction, services, fixtures and fittings, etc., I have assumed that:

- an inspection of the parts that I could not inspect would not identify significant defects or a cause to alter the valuation
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings or sales incentives.

Regarding legal matters, I have assumed that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal inquiries, and all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with, and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local-authority, not private, control).

Property valuation

Reminder

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking assumptions concerning legal matters.

Any additional assumptions relating to the valuation

Not applicable.

My opinion of the market value shown could be affected by the outcome of the enquiries by your legal advisers (section H) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

Other considerations affecting value

Not applicable.

Note: You can find information about the assumptions I have made in calculating this reinstatement cost in the *Description of the RICS Home Survey – Level 2 (survey and valuation) service* provided in section M.

The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for the property.

K

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

Qualifications

Company

Address

Phone number

Email

Website

Property address

Client's name

Date the report was produced

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

Signature

L

What to do now

Further investigations and getting quotes

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

M

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

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

The service

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

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

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

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

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

The inspection

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

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

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

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

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

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

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; 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. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

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

Flats

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

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended before making a legal commitment to purchase. Until these investigations are completed, the surveyor may not be able to provide you with a market valuation figure.

Dangerous materials, contamination and environmental issues

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

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

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

The report

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

Condition ratings

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

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

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

Energy

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

Issues for legal advisers

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

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

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

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

The valuation

The surveyor gives an opinion on both the market value of the property and the reinstatement cost at the time of the inspection (see Reinstatement cost below).

Market value

'Market value' is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the market value, the surveyor also makes the following assumptions.

The materials, construction, services, fixtures and fittings, and so on

The surveyor assumes that:

- an inspection of those parts that have not yet been inspected would not identify significant defects
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings and sales incentives of any description.

Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal enquiries, and all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions, and
- the property has the right to use the mains services on normal terms, and the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply. If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

Reinstatement cost

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements.

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

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

Standard terms of engagement

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

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation (after repairs)

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property. Where the surveyor is also providing a valuation of the property, they have the skills, knowledge and experience to provide such a valuation, and are a member of the RICS Valuer Registration scheme.

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

4 Terms of payment – You agree to pay the surveyor's fee and any other charges agreed in writing.

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

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

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

This report is for use in the UK.

Complaints handling procedure

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

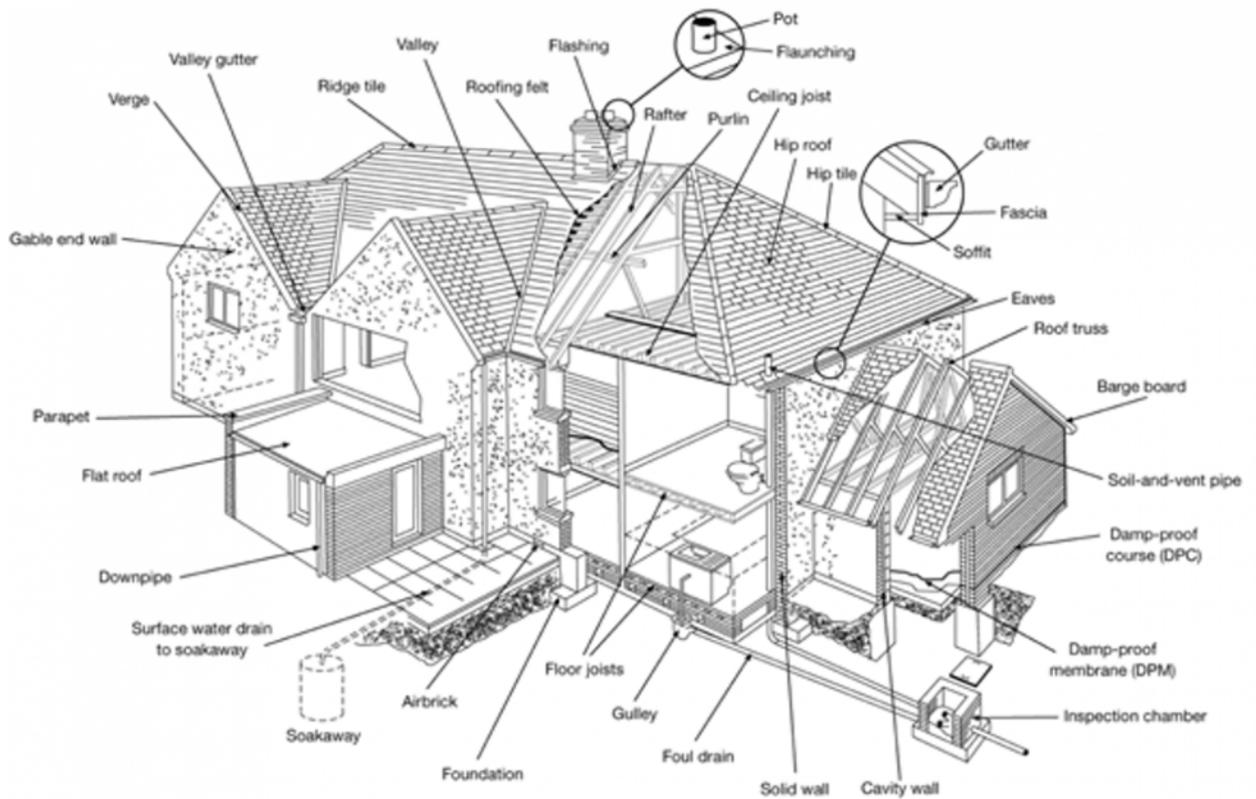
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Typical house diagram

N

Typical house diagram

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



RICS disclaimer

You should know...

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

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