



LEVEL 3

Your survey report

Property address

9 ST MARKS ROAD
BROMLEY
BR2 9HG

Client's name

MR G MAP

Inspection Date

13th October 2021

Surveyor's RICS number

3

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A

About the inspection and report

This RICS Home Survey – Level 3 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A

About the survey

As agreed, this report will contain the following:

- a thorough 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:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

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

About the inspection

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

 **Reminder**

Please refer to your **Terms and Conditions** report sent on the 28th September 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, highlighting areas of concern, and summarises the condition ratings of different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

Important note

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

B

Condition ratings

Overall opinion of 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



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
D4	Main walls
D5	Windows
D8	Other joinery and finishes
E2	Ceilings
E3	Walls and partitions
E9	Other
F6	Drainage
G1	Garage

Element no.	Element name
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)
E4	Floors
E5	Fireplaces, chimney breasts and flues
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase joinery)
E8	Bathroom fittings
F1	Electricity
F2	Gas/oil
F3	Water
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
E1	Roof structure

Further Investigations

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

If you wish to be categoric that there are no problems with the flat roof above the loft extension (see section D2), then this roof should be inspected by a roofing contractor with suitable ladder access.

Otherwise in this case no other specific further investigations are considered essential, though tests of some or all of the services are recommended if you wish to be absolutely categoric that there are no problems of any kind.

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

1935

Approximate year the property was extended

The vendor advised that the loft was converted in 2015, though the works do not appear in the London Borough of Bromley online planning database.

Approximate year the property was converted

Information relevant to flats and maisonettes

Construction

The main walls appear to be of 225mm solid brickwork, with elevations of clay facing brickwork, pebbledash render and hung tile cladding.
The main roof is pitched and overlaid with plain tiles.
There are suspended timber floors.
There are solid and hollow internal walls.

Accommodation

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

Means of escape

The property is now three storeys high and was not originally built to this design. We are unable to confirm that fire safety arrangements conform to modern standards. For instance, if the doors are fire rated with integrated smoke seals, or the provision or adequacy of smoke alarms and fire alarms. Whilst regulations are not retrospective, the risk to the occupants remains. We recommend you upgrade these elements and

you should obtain further advice as this may involve considerable cost.

We always recommend the provision of mains-powered heat/smoke detectors on each floor level. These should be interlinked and have a battery back-up.

C

Energy efficiency

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

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

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

Energy efficiency rating

C (the average rating for a dwelling in England is D)

Issues relating to the energy efficiency rating

As far as could be determined from a non-intrusive inspection, the constructional details listed on the energy performance certificate (EPC) are correct.

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)

The property has a solar water heating panel installed above the converted loft.

Other energy matters

C

Location and facilities

Grounds

Average gardens to front and rear, with a detached garage and off-street parking at the front.

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.

The front elevation of the property faces approximately north-east.

All directions and room locations within the report are given as facing the front elevation of the property from the forward roadway.

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.

According to the British Geological Survey the indicates the sub soil at this location is likely to comprise clay. Clay subsoils can and often do become water logged during wet weather conditions and they are subject to volumetric change dependent upon their moisture content. So, for example, during long hot dry spells the clay will shrink increasing the potential for subsidence damage and such risks are exacerbated when there are trees and other vegetation within close proximity. Conversely, the indiscriminate removal of longstanding trees can allow excessive clay-soil recovery and consequent heave damage to structures and services.

Other local factors

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to exchange of contracts, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

Consequently, we are unable to comment fully upon the condition of these concealed areas and therefore you must accept the risk of unseen defects should you wish to proceed without further investigation.

This report reflects the condition of the various parts of the property at the time of our inspection. It is possible that defects could arise between the date of the survey and the date upon which you take occupation.

Services and specialist installations have been visually inspected only. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied as these can only be undertaken by suitably qualified engineers. It is strongly recommended that you commission your own specialist testing of all services prior to purchase commitment.

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Compliance with regulations and adequacy of design, condition or efficiency can only be assessed as a result of tests.



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

There are rendered masonry chimney stacks with metal flashings on the left hand side, which are party structures and sit either side of the apex of the main roof.

Flaunchings are not generally visible and these should be checked and repaired if necessary, the next time full and safe access is available.

Hairline cracking was noted to the render, which should be repaired as described in section D4.

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

1) Main Roof

The main roof is pitched and overlaid with plain tiles. There are ridge tiles bedded on sand/cement

mortar. There are tiled valleys where the slopes intersect.

The roof covering forms a continuous membrane with that of the adjoining property. Whilst this is not a cause for concern, if and when an owner decides to renew their roof covering, it may be necessary to form a Party Wall agreement.

We noted a number of slipped/missing/broken tiles, and these should be refixed/replaced in due course.

2) Front and Side Ground Floor

These are lean-to roofs overlaid with plain tiles similar to those used for the main roof.

As with the main roof, we noted a few slipped/missing/broken tiles, and these should be refixed/replaced in due course.

3) Rear Bay Window

This is a flat roof with a liquid-applied coating with fibre-glass reinforcement.

Some cracking was noted, which does not appear to be causing leaks at the present time, but still ought to be repaired.

Liquid-applied coatings are a relatively new flat roofing material and they are gaining in popularity due to the fact that they are laid cold, i.e. no hot working or naked flame is required. However they have yet to stand the test of time when compared with more traditional materials such as asphalt or mineral felt, and for this reason manufacturers/installers normally provide an insurance-backed guarantee, typically for 20 years, and your legal adviser should make further enquiries.

4) Loft Conversion

This is a flat roof which is not directly visible but we were able to photograph some of it using a camera mounted on an extension pole.

As seen in the photographs there is a liquid applied coating similar to the above (previous comments apply), however due to the limitations of the photographs it was not possible to determine that the covering is free from cracks and/or other defects as with the bay window, and further inspection by a roofing contractor with suitable ladder access would be required if you wish to be categorical regarding condition.

Water stains in the rear bedroom indicate that there have been previous leaks however testing adjacent internally with the aid of a conductance type moisture meter indicated no evidence of any current problems of penetrating dampness, and the stains are therefore believed to be historic. Externally, it can be seen that patch repairs have been carried out around where the flow and return pipes to the solar water heater penetrate the covering.

Most types of flat roof covering generally have a comparatively short life and require regular maintenance checks. Even when the general condition of the covering appears satisfactory to type and age, repairs/replacement must be expected in the future. It is difficult to predict when this will be required as flat roofs can fail with little warning, even when visually appearing sound.

D3 Rainwater pipes and gutters

The property is fitted with plastic rainwater goods. At the front and rear the downpipes discharge into open gulleys.

2

Some debris can be seen in the gutter at the front, which should be cleared, but otherwise as far as could be determined from ground level, all elements are in a reasonably satisfactory condition consistent with type and age and no significant defects were noted, however as it was not raining at the time of the inspection the watertightness of the joints of the rainwater fittings could not be checked. The gutters and downpipes should therefore be observed during rain and any leaking joints resealed or replaced as necessary.

Defective rainwater fittings are a very common cause of dampness which can lead to deterioration in the building fabric and the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems such as dry rot are to be avoided.

Plastic gutters are relatively maintenance free but do require regular cleaning out and periodic resealing of their joints. Downpipes need to be checked regularly to ensure that the joints have not come apart.

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, such as hairline cracking to internal and external surfaces. 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.

2

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 main walls by observation and measurement are comprised of 225mm thick solid brickwork, with elevations in a mixture of clay facing brickwork laid in a Flemish bond pattern, painted pebbledash render and hung tile cladding.

Cosmetically the brickwork appears in a reasonably satisfactory condition consistent with type and age and no significant defects were noted.

The external render may obscure defects such as movement cracks and defective brickwork. The existence of such defects can only be established by hacking back the render, which is beyond the scope of this survey and therefore, the risk of defects existing must be accepted. Rendering is vulnerable to shrinkage which can cause cracks to appear from time to time. Such cracks are not serious but the rendering needs to be checked over in detail as part of each redecoration cycle and any necessary repairs carried out by hacking back to a firm edge and making good immediately in order to eliminate/prevent problems of penetrating dampness and consequential decay. In this case we noted a few isolated hairline cracks and some attention is therefore required.

External render has been carried down to ground level which is not good practice as it can conduct moisture up from the ground, by-passing the damp proof course, to cause dampness in the walling above. Ideally the render should be cut back to a horizontal line 150mm above ground level and a bell-mouth profile formed. Any defective brickwork revealed by this work would need to be replaced.

Where walls are tile hung, it is not possible to comment specifically on the condition of the construction beneath. The cladding may conceal distortions, cracks or other defects. In this case a few slipped and missing tiles were noted at the rear, which should be refixed/replaced in due course.

The walls of the loft conversion are believed to be of modern insulated timber framed construction. Externally there is thin tile cladding which appears in a reasonably satisfactory condition consistent with type and age.

DAMPNESS

Walls require a damp-proof course to prevent moisture travelling up through the structure which can lead to internal dampness, perished plaster, spoilt decorations and rot in skirting boards and other timbers.

Damp proof courses are not visible however they became commonplace after the Public Health Act of 1875 and this property is thought to have been built around 1935. It is therefore likely that a damp proof course was installed and is probably of slate.

Good building practice denotes that external ground levels should be maintained circa 150mm - two brick courses - below the damp proof course to avoid bridging of it and to deter the effects of rainwater splash-back penetration through the base of the walls over it. In this case the difference between internal and external ground levels appears satisfactory, but you should ensure that existing external levels are not raised any further, e.g. by overlaying an existing surface with new paving, especially at the rear.

Testing internally with the aid of a conductance type moisture meter indicated no evidence of any significant dampness within the property. It should be noted that seasonal conditions can affect the degree of damp penetration within a property. In terms of dampness we are only able to advise as to the condition of the property at the time of inspection and with restrictions of inspection imposed, e.g. it is not possible to test behind kitchen units, large items of furniture or tiled surfaces.

D5 Windows

Not every element of the windows was inspected in detail. Regular inspections of all moveable parts should be undertaken and suitable easing and adjusting would be considered a normal maintenance feature.

2

The property is fitted with uPVC double-glazed fixed pane and outward-opening casement windows.

Trickle ventilators have not been fitted to all the windows but we did not note any evidence of condensation or associated mould growth around any of the frames or reveals during the inspection.

Double glazing can vary in quality particularly in respect of the seals around the edges of the glazing. These seals will deteriorate over time resulting in misting and the subsequent need for repair or replacement. No failed glazing units were noted during the inspection.

Those windows that were opened/tested were serviceable and no significant defects were noted.

The vendor should be asked to supply a copy of any guarantee that is available. If the windows were replaced since 1 April 2002, confirmation should be obtained that they comply with the

Building Regulations requirement which was introduced at that date, e.g. a FENSA Certificate.

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.

In addition to the above, there are timber double-glazed pivoting windows fitted to the front roof slope which were serviceable, and some original stained glass windows in timber frames, to the hallway and stairwell/landing. Minor cracking was noted to the stained glass, and the paintwork to the timber frames is failing and redecoration is now required (hence the overall rating of '2').

D6 Outside doors (including patio doors)

The front door is a composite version with multi-point locking, and moulded facings with a wood-grain effect to create the appearance of a traditional panelled wooden door. 1

At the rear there are two sets of uPVC double-glazed French doors.

The doors appear in a reasonably satisfactory condition consistent with type and age.

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

○

D8 Other joinery and finishes

The original property is fitted with painted wooden soffit and fascia boards at eaves level. As viewed from ground level these appear in a reasonably sound condition but the paintwork is peeling in places and redecoration is now required. 2

The loft conversion is fitted with uPVC soffits and fascias, which appeared in a reasonably satisfactory condition. These products are largely maintenance free and usually only require cleaning from time to time.

There is also a plastered soffit below the tiled canopy above the front door. Hairline cracks and flaking paint were noted and repairs and redecoration are now required.

D9 Other

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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.

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.

The property was occupied and furnished at the time of inspection. Most floors were concealed by fitted coverings and there were fitments to the kitchen and bathrooms.

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



E1 Roof structure

The original roof structure has been substantially modified to form the loft conversion with all elements now concealed from view and we are unable to comment regarding areas thus concealed. Externally we noted no severe loss of line or pitch to the roof coverings which would tend to suggest it is currently reasonably serving its designed function. It is however imperative you verify through your legal advisers that all regulations and permissions in respect of these modifications were undertaken with all necessary interim and final inspections and such confirmation should be obtained prior to purchase commitment.

NI

The eaves storage contained stored items, which the vendor should be asked to remove prior to completion of sale, but it can still be seen that the space has been fully lined, with all structural elements concealed.

E2 Ceilings

The ceilings have been inspected from within the rooms and no opening up has been undertaken. The nature of the ceiling materials cannot be ascertained fully without damage being caused.

2

Ceilings are believed to be a mixture of plasterboard and lath and plaster construction.

Finishes include textured lining paper, which may conceal defective plaster and if replaced or disturbed, some repairs/ renewals may be necessary to the plaster finishes beneath.

A number of hairline cracks were noted including usual minor hairline cracking generally and to joints between ceilings and walls. These indicate natural minor thermal movements in the structure and are common and only require filling and redecoration. Some slight recurrence of these cracks, however, can be expected. Cracks can also be seen through the textured lining paper in the rear reception room.

The lath and plaster ceilings will require periodic attention and repair due to their age and condition. They are particularly susceptible to vibration and disturbance and localised replastering repairs can be expected particularly during redecoration work and this could be costly. Ceilings of this type have been known to collapse without warning.

E3 Walls and partitions

The walls and partitions have been inspected within the rooms and no opening up has been undertaken. The precise composition of the wall structures, linings and finishing's cannot be ascertained without damage being caused.

2

Internal partitions appear to be in a mixture of solid section brickwork/blockwork and hollow boarded timber studwork. Finishes include plain lining paper and tiling in the wet areas. As with the ceilings, the lining paper may conceal defective plaster and if replaced or disturbed, some repairs/renewals may be necessary to the plaster finishes beneath.

A number of hairline cracks were noted in the wall surfaces including usual minor hairline cracking generally and to joints between ceilings and walls. Minor cracks are typically found in properties of this age and design, and are not of structural significance. Such cracks can be filled when redecorating.

E4 Floors

As far as could be determined from a non-intrusive inspection floors are all of suspended timber construction but most are concealed beneath fitted and fixed floor coverings, furnishings and/or fitments generally.

1

Owing to conditions of occupancy and in accordance with our terms and conditions, no fixed floorboards or coverings were lifted which in this instance meant that no inspection of sub-structural timbers was possible.

Floor coverings where visible are generally of average finish and surface condition.

The exposed wooden floorboards on the first floor were mostly concealed beneath rugs and furniture, but appear in a reasonably satisfactory condition consistent with type and age, where visible to a limited extent.

Some minor unevenness was noted in the floor surfaces but this is within reasonable tolerances and does not appear to be of structural significance.

SUB-FLOOR VENTILATION

Air brick ventilators to the suspended timber ground floor appear reasonably provided in size, quantity and location, and they should be kept clear and unobstructed at all times.

If you wish to be absolutely categoric regarding the condition of the sub-floor timbers, we would recommend that further exposure and examination of the timbers be carried out prior to purchase commitment by a reputable timber and damp specialist to more accurately determine their condition. This would require the co-operation of the vendor, and if this co-operation is not forthcoming, you will need to carry out the further investigations when you take occupancy.

E5 Fireplaces, chimney breasts and flues

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.

1

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.

The internal chimney breasts have been retained. There are open fireplaces in both reception rooms and on the first floor the chimney breasts have been enclosed by the built-in wardrobes.

Disused flues should be ventilated from inside the property to the outside as the through draught will avoid a build-up of condensation which can cause dampness.

No assumption has been made as to the practicality or otherwise of using fireplaces and flues within the property. If any flues are to be used, they should be fully swept, smoke-tested, and cleared of any blockage before lighting any fires.

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 dampness which may only become visible when fully stripping and refitting the kitchen.

1

The kitchen is fitted with a range of storage cupboards and work tops. These appear to be of reasonable quality and are generally serviceable, with only minor wear and tear evident.

These are contemporary in appearance and serviceable with no significant defects noted.

E7 Woodwork (for example, staircase joinery)

Timber stairs are provided comprising treads and risers supported between sidestrings. There is a timber balustrade and handrail. Visible condition is generally reasonably satisfactory for type and age.

1

Internal doors are in mixed timber configuration. Overall condition appears reasonable for type and age.

E8 Bathroom fittings

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.

1

Shower trays, 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. Leaks past and present can go undetected hidden from view which could result in high costs to rectify due to decay and the need to renew the bathroom, flooring and enclosures. Plumbing tests and further inspection is recommended accordingly prior to purchase commitment.

Sanitaryware appears superficially serviceable and no significant defects were noted.

E9 Other

1) Internal Decoration

2

The internal decorative presentation is generally showing minor soiling and wear and tear, and furthermore it is likely that surfaces will be found to be marked and faded when furniture and pictures are removed.

It has been assumed that a programme of internal decorations will be carried out following occupation.

2) Miscellaneous

We recommend that mains connected smoke, heat and carbon monoxide detectors are fitted and tested, prior to occupation.

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 sometimes 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 (in addition to any mentioned elsewhere in this report) may have been used, some of which might be 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.

1

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.

The meter and consumer unit are located in the cupboard under the stairs. The main consumer unit is a reasonably modern version containing miniature circuit breakers and residual current protection.

Visible areas of power cabling appeared generally of the modern PVC sheathed variety.

Power socket provision in some rooms might be considered somewhat limited by contemporary standards and you may need to supplement the electrical installation in order to avoid the use of adapters and extension leads.

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.

As a precaution, a GAS SAFE registered engineer should be called in prior to purchase commitment to fully determine the condition of all gas appliances and piping within the property to ensure compliance with all regulations and requirements and the adequacy of flues to accommodate exhaust emission arrangement.

1

The property is believed to be connected to the mains and the gas meter is located in an external cabinet.

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

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.

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.

1

An external stop cock is located beneath the pavement just outside the front boundary. No internal stop cock could be found and the vendor was unaware of its location, if any.

Where visible, piping appears modern and adequately supported. Much of the piping, however, is concealed and its condition cannot be checked, although there is no reason to anticipate defects.

There are no water storage tanks and all taps and appliances are fed directly from the mains. This means that there will be no water available if the supply is turned off. The water flow rate from the taps will be vulnerable to variations in mains pressure and demand.

F4 Heating

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

1

Central heating is provided via a gas boiler and radiators. The boiler is located in a cupboard on the first floor landing and appears to be a reasonably modern condensing version.

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.

Controls consist of those on the front of the boiler itself and a room thermostat in the hallway. The thermostat is a type which can be controlled via a phone or tablet with the appropriate software installed. Radiators, where visible have been fitted with thermostatic valves.

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 a pressurised cylinder. Condition appears reasonable for type and age.

The hot water system in the property is supplemented by solar heating panels. Enquiries should be made to ascertain the date of installation and the terms of any guarantees available. It should also be confirmed that all necessary Local Authority consents for the installation have been obtained. The installation will require periodic maintenance and repair. The installation should be inspected by a suitably qualified specialist prior to exchange of contracts.

We can confirm that hot water was available from the system at the time of the inspection.

F6 Drainage

The property is presumed connected to mains drainage. Your legal adviser to confirm prior to purchase commitment.

2

The inspection chamber at the front is fitted with a paved cover which was too heavy for one person to lift. The metal cover to the inspection chamber behind the side gate is cracked/broken in several places and was not opened as it looks likely to disintegrate, and needs to be replaced (hence the rating of '2').

The rear-most inspection chamber was opened, and there were no indications of any current problems with the underground drainage. In order to be categorical regarding condition, specialist inspection and testing would be necessary and is recommended prior to purchase commitment. Testing should include the flooding of all gulleys within curtilage to determine their likely adequacy or otherwise under simulated storm conditions. We can confirm, however, that we found no significant indications of flooding or blockages within the site at the time of our inspection.

There is a painted metal soil vent pipe at the side which appears in a reasonably sound condition, but redecoration will be required from time to time.

At the front there are slot gulleys (often referred to as 'Aco drain's) which span the width of the garage and bay window. Gulleys of this type are prone to a build-up of dust and debris and can easily become blocked. The cover to the slot gully should therefore be lifted from time to time and the gully checked and cleaned if necessary. It is particularly important in this case due to the slightly sloping site.

F7 Common services



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

There were many stored items in the garage, which the vendor should be asked to remove prior to completion of sale. 2

The detached garage comprises pebbledashed masonry walls under a sloping roof with an asbestos cement roof. According to the Health and Safety Executive, this type of asbestos containing material is not normally a cause for concern unless it is disturbed, drilled or substantially damaged. However, there is great concern about the health risks associated with any asbestos based product and this can affect future saleability.

Electric light and power and running water have been provided

The asbestos roof appears dated and is mostly covered with significant moss growth, but as far as could be determined it was not leaking at the time of the inspection.

Some decay was noted to the wooden joinery, which would need to be repaired.

G2 Permanent outbuildings and other structures



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

At the front there is a mixture of brick paving and lawn. Boundary markers consist of walls and fencing. Some of the paving is uneven and may need to be lifted and rebbed in the future. The front boundary wall has suffered minor impact damage and may need to be repaired in the future. The fencing on the left is deteriorating and will eventually require replacement.

At the rear there is a paved patio area closest to the house itself, and the remainder is mostly laid to lawn with planted borders. Boundary markers consist of wooden fencing which is mostly overgrown, but where visible is generally in poor condition and likely to require replacement in due course.

Regular maintenance will be required in order to prevent deterioration of the walls and fences. Brickwork will require repointing from time to time, and exposed timber elements should be kept out of direct contact with the soil, and generally should be re-coated with a suitable preservative every year or so. The growth of climbing plants such as ivy should be discouraged/prevented as this can cause physical damage and decay.

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 loft conversion 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-glazed windows/doors and/or flat roof coverings, 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 the central heating system and security alarm 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



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.

Testing internally with the aid of a conductance type moisture meter indicated no evidence of any significant dampness within the property. Seasonal conditions may affect the degree of penetration.

No apparent evidence of any severe or active beetle infestation or related wood boring insects was observed. We observed no examples of dry rot, nor did we observe situations where the propagation of the dry rot fungus would be substantially favoured. Further exposure and investigation would be necessary and is recommended prior to purchase commitment to be categoric.

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.

In this case we would draw your attention in particular, though not exclusively, to the garage roof.

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.

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

Energy matters

This section describes energy-related matters for the property as a whole. It takes into account a broad range of energy-related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building, but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

J

Energy matters

J1 Insulation

In order for the property to be legally marketed, an Energy Performance Certificate would have been prepared and should be available for your inspection. This will also give an indication as to the current energy performance of the property.

From a non-intrusive inspection it was not possible to determine the extent to which the pitched and flat roofs have been insulated, and we can only suggest that the insulation is checked, and supplemented if necessary, the next time the roof coverings are renewed.

As this is a solid-walled building that has already been double-glazed, it is unlikely that there are any other energy efficiency measures that would be economically viable, i.e. with a reasonable pay-back period.

J2 Heating

The property is already fitted with a high efficiency boiler. It would be possible to improve the efficiency of the heating system by dividing it into separate zones for each floor, which could then be programmed independently of each other resulting in some potential fuel savings. However this would require some modifications to the pipework and controls and depending on occupancy levels, it may not be possible to justify the cost.

J3 Lighting

Low energy lighting appears to have been fitted in all fixed outlets

J4 Ventilation

There are no trickle ventilators provided to most of the windows as would be required with current units. Mechanical ventilation has been provided in both bathrooms, and was working at the time of the inspection. The extractor hood above the cooker appears to be for recirculation purposes only.

At the time of inspection no significant evidence of condensation or associated mould growth was noted, which suggests that the current provision for ventilation is adequate, however you should note that the occurrence of condensation depends to a large extent on the ambient weather conditions and the lifestyle of the occupants.

The occurrence of condensation can usually be minimised, if not completely eliminated, by maintaining adequate levels of heating and ventilation, and by avoiding moisture-generating activities such as drying clothes on or near radiators.

Should problems with condensation become apparent in the future, then specialist advice would be required.

J5 General

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. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

M

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

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

The service

The RICS Home Survey – Level 3 service includes:

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

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to help you to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

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

The inspection

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

The surveyor does not force or open up the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

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

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

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents.

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

Services to the property

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

Outside the property

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

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

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a further investigation.

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

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

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

Condition ratings

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

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

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

Energy

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

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 defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

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

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

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

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

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

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

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

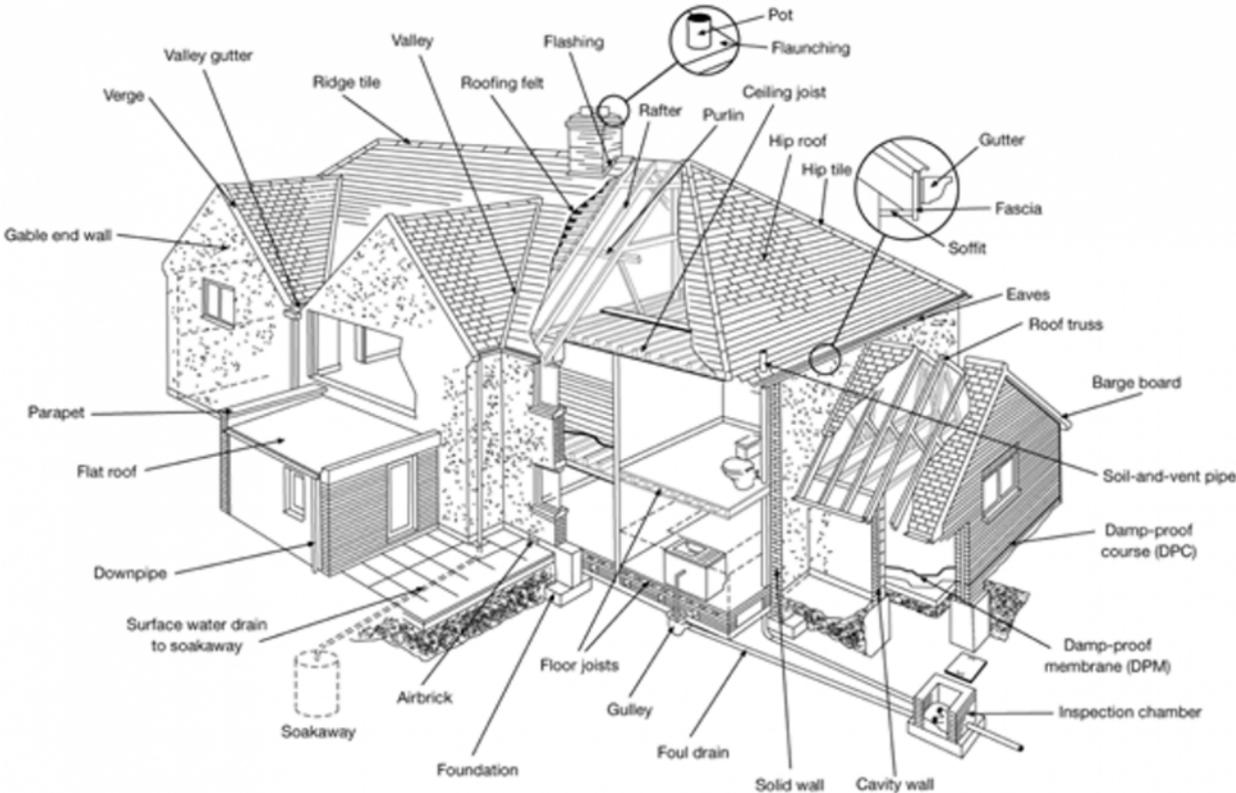
N

Typical house diagram

N

Typical house diagram

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



RICS disclaimer

You should know...

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