



LEVEL 3

# RICS Home Survey Level 3

HOME SURVEY TEST - Level 3 -  
Survey, Portsmouth, Hampshire,  
PO1 1JJ

Mr N Smith

June 19th 2021

# 3

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**A** About the inspection

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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.

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 about:

- 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 are not covered by these terms and conditions, and must be covered by a separate contract.

## About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using 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

Surveyor's name

Mr S Surveyor

**Surveyor's RICS number**

RICS - 1234567

**Company name**

For Any Survey

**Date of the inspection**

Friday 18th June 2021

**Report reference number**

SurvLev1/485/SM

**Related party disclosure**

We are not aware of any conflict of interest as defined in the Royal Institution of Chartered Surveyors' 'Rules of Conduct' or as defined in its 'Valuation Standards'

**Full address and postcode of the property**

HOME SURVEY TEST  
Portsmouth, PO1 1JJ

**UPRN**

**Weather conditions when the inspection took place**

At the time of the inspection, it was raining heavily. This has its limitations to my observations externally. Temperature was approximately 14 degrees Celsius.

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

The property was vacant and unfurnished when the inspection took place the floors were fully covered.

**Please refer to your Terms and Conditions report received for a full list of exclusions**

Date received: 15th May 2021

## **B Overall Opinion**

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

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

**Important note**

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

## Overall opinion of the property

This is a 4 bedroom semi- detached property.

The property comprises of a living room, kitchen and WC to the ground floor level. To the first floor, there is a landing and four bedrooms and a family bathroom. Finishes, fixtures and fittings are dated and in a fair standard for type and age of property.

The property would benefit from modernisation in the near future.

The property is considered to be a reasonable purchase although there are a number of defects which require attention and which will require some expenditure at the outset.

Where permitting, the walls were tested for dampness. There were no elevated moisture readings detected in areas to walls.

I would not expect any particular difficulty on resale in normal market conditions, provided that the necessary works are carried out to a satisfactory standard.

Older properties may benefit from an application of fungicide insecticide solution, this is despite the fact that this may have already been applied in the past. Unless an active insect attack can be established, any holes discovered in the timber may be historic and not representative of an existing threat and any future treatment will be considered precautionary.

It is very important that you read this report as a whole. Where I have given elements a Condition Rating 2 or 3, I particularly refer you to the section at the end of the report entitled 'what to do now'. You must make sure that you have all of the repairs needed investigated by reputable contractors, so that you are fully aware of the scope and financial implications before you purchase.

This report should be construed as a comment upon the overall condition of the property, and is not an inventory of every single defect.

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

You are strongly advised to instruct relevant qualified contractors to undertake any further investigations and for them to provide quotes for remedial works recommended herein, before your legal commitment to purchase. The cost of any remedial works should then be deducted from the sale price. Alternatively, you could ask the vendor to instruct the contractors to undertake the further investigations and carry out recommended remedial works before commitment to purchase.

Any contractors employed should ideally provide insurance backed guarantees for works carried out.

Further investigations in some circumstances may be given designation 2 as there may not be any signs of defect/issue evident, however we may not have been able to fully inspect/assess that element.

For example, although no issues may be evident to the Surveyor from a visual inspection of the ground floors, as we have not (in most cases) been able to inspect the sub-structure to the ground or upper floors we cannot confirm that there are no issues here.

Further investigations may prove the need for costly remedial works.

No liability whatsoever will be accepted if any further investigations recommended herein are not carried out before commitment to purchase where designation 2 or 3 is given.

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



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

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

Element No.	Document name	Received
	HM land register - boundaries Drainage report Tree preservation orders	



## 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
D5	D5 Windows
D6	D6 Outside Doors (including patio doors)
E2	E2 Ceilings
E4	E4 Floors
E5	E5 Fireplaces, Chimney Breast and Flues
E7	E7 Woodwork (for example staircase joinery)
F1	F1 Electricity
F2	F2 Gas/Oil
F3	F3 Water
F4	F4 Heating
F5	F5 Water Heating
F6	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
D2	D2 Roof Coverings
D3	D3 Rainwater Pipes and Gutters
D4	D4 Main Walls
D8	D8 Other Joinery and Finishes
E1	E1 Roof Structure
E3	E3 Walls and Partitions
E8	E8 Bathroom Fittings
G1	G1 Garage



## 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
n/a	



## 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
D1	D1 Chimney Stacks
E6	E6 Built-In Fittings (built-in kitchen and other fittings, not including appliances)
E9	E9 Other
F7	F7 Common Services
G2	G2 Permanent Outbuildings and Other Structures



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

We have provided a summary of repairs with rough cost estimates below.

Please note that:

1. This is a summary only and not a full and detailed specification of works.
2. We have not itemised all possible costs but aim to provide you with a helpful overview.
3. Costs estimates cannot be provided where the scope of works is not known until the intrusive investigations have been completed e.g. works to the floor structures.
4. Estimates for building works vary significantly for several reasons and you should obtain quotations as advised in the section at the end of this report entitled 'what to do now'.

Repairs	Cost guidance (optional)
Sliding 3 pane patio doors.	£ 2,500
New bathroom suite.	£ 6,000
uPVC windows; bedroom windows.	£ 2,800
Upgrading insulation.	£ 300
Soffit vents 1x per metre.	£ 500
Access equipment.	£ 1,000
Patch pointing.	£ 400
Roof tile vents x 4 £250 each.	£ 1,000
Cill replacement bay.	£ 150
Install mechanical ventilation to bathroom.	£ 300

### Further investigations

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

**FURTHER INVESTIGATIONS SHOULD BE CARRIED OUT PRIOR TO PURCHASE, NOT AFTER.**

When a further investigation is stated it is usually linked to either an element that we have a lack of access to or a necessary stated professional in their field is best suited to provide information going forward, likely in an invasive format.

The below list is not comprehensive and there may be further recommended investigations detailed within the main body of the report.

Creaking floorboards should be checked to ensure the correct fixings have been used.

It is recommended that the brickwork and pointing be checked for any defects.

Perimeter seals to windows should be checked and renewed as required.

It would be prudent to instruct a CCTV drainage survey to ensure that there are no sub ground drainage defects. Rainwater goods should be monitored and checked for any leaks.

All electrical installations are to be checked by an NICEIC electrical engineer. All heating installations to be checked by a Gas Safe engineer.

All solar panelling to be checked prior to recommissioning.

Asbestos:

Asbestos can be found in any building built or refurbished before the year 2000. Materials that contain asbestos are not dangerous unless they are disturbed or damaged and fibres are released into the air. It is when these fibres are inhaled they can cause serious diseases.

Asbestos can take many forms and was used in many areas including loose fill insulation, lagging, sprayed coatings, asbestos insulating boards (found in places such as partition walls, door panels, ceiling tiles, soffits, undercloaks to verges, panels under windows, around baths, around boilers), floor tiles, textiles such as fire blankets and composites such as flash guards in fuse boxes and in toilet seats and cisterns, textured coating on walls and ceilings (Artex). Asbestos cement was used in places such as roofs, wall panels/cladding, downpipes and gutters, flues, water tanks, fire surrounds and pipes.

It is recommended that before any removal, demolition or repair works are undertaken a full asbestos survey is carried out by a suitably qualified surveyor. Some works need to be undertaken by a licensed contractor and some works are notifiable to the HSE. All works should be undertaken in accordance with health and safety guidance and legislation and any waste containing asbestos correctly disposed of.

Japanese Knotweed:

Whilst no evidence of Japanese Knotweed was present at the time of our inspection, we cannot rule out its presence; for example, it could be that the vendor has removed all visible signs prior to inspection. Consequently, if this of concern to you, we recommend that you obtain a report from an accredited member of an industry recognised trade association such as the property care association or the invasive non-native specialist association to confirm that it is not present, or is not hidden below the surface or that it has not re-emerged since our visual inspection as part of our survey of the property.

Repairs:

Choosing the right company who has experience in the appropriate type of repair will always be an important factor in the level of prices quoted. We strongly recommend that you obtain at least two estimates. Any quotation should be in writing. If the builder you intend to use is not known to you, ask for references. Some repairs will need contractors with specialist skills who are members of regulated organisations. Some work will also need building regulation or planning permission. Some work will necessitate consent of next door's owners or requires a notice under the Party Wall Act.

## C About the Property

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This section includes:

- About the property
- Energy efficiency
- Location and facilities

### Type of property

This is a two storey, four bedroom semi-detached residential property, with a rear garden, garage and off road parking.

### Approximate year the property was built

The property is estimated to have been built around 1960.

### Approximate year the property was extended

N/A

### Approximate year the property was converted

N/A

### Information relevant to flats and maisonettes

N/A

### Construction

The property is built using conventional building construction methods.

The main walls to the property have been formed with a cavity wall construction.

The main roof is pitched hipped roof covered with a concrete roof, ridge and hip tiles.

The sub floors to the property have been built with suspended timber joists throughout.

### Means of escape

Means of escape are unsatisfactory to all bedrooms on the first floor.

The property has uPVC framed windows with double glazed units. Windows tested show defects consistent with age.

All windows to habitable rooms to the first floor do not have any adequate means of escape and would benefit from renewal. Excluding the bathroom this complies with recommendations, and also able access a the main entrance flat roof.

In accordance with Approved document B, escape windows must have an unobstructed clear, openable area.

The minimum dimensions are:

Exit free area: 0.33m<sup>2</sup>

Minimum width: 450mm

Minimum height: 450mm

A basic rule is, if the opening is 450mm wide, the height must be at least 750mm, which will create an open area of 0.33m<sup>2</sup>.

The window must be able to stay open without an aid, so both hands are free. The pane must also be of toughened glazing as a minimum to satisfy regulations.

All habitable rooms should have a means of escape to a safe location outside:

Ground floor rooms can have direct access to a corridor leading directly to a door or escape window to the outside, or an escape window.

First floor rooms need an escape window, or a protected stair enclosure leading to an external door.

## Security

Consideration should be given to installing a NACOSS approved burglar alarm system. Ideally, this should be connected to the local police station.

There is no apparent CCTV installation.

Door locks to the main front and rear doors are adequate in terms of security.

Home security is subject to individual requirements. You are advised to consider consulting a reputable home security firm for increased security options.

	Living Rooms	Bedrooms	Bath or Shower	Separate Toilet	Kitchen	Utility Room	Conservatory	Other
Lower Ground								
Ground	1			1	1			1
First		4	0	0				
Second								
Third								
Other								
Roof Spaces								

## 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

An Energy Performance Certificate (EPC) has been prepared for the property, carried out in 3rd June 2021. We have not prepared the EPC and noting the date, we cannot confirm if details contained within are accurate. A copy of the certificate can be obtained from: <https://find-energy-certificate.digital.communities.gov.uk> Details within the EPC are as follows: Energy efficiency rating as stated within the EPC is - D 68. Please note, the most recent available data is from June 2021. One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions. This property produces 2.4 tonnes of CO2 per annum. By making the recommended changes, you could reduce this property's CO2 emissions by 1.9 tonnes per year. This will help to protect the environment. Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

### Issues relating to the energy efficiency rating

None

### Mains services

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

Gas       Electric       Water       Drainage

### Central Heating

\_\_\_\_\_

Gas

 Electric Solid Fuel Oil

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

The property has flat panel solar panels, designed to produce electricity, located to on front and rear elevation main roof. It should be confirmed by your Legal Advisor that the panels fitted to this property are wholly owned by the vendor or are leased under a lender approved scheme. Some leasing agreements may not be lender compliant and thus reduce the suitability of this property for mortgage security and thus restrict saleability.

### Other energy matters

None

## C Location and Facilities

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### Grounds

The property is served by an integral single garage, located on the front elevation of the property. There is also off road parking

The property is not served by a front garden, however access to the front is from the paved driveway, which leads to the front door.

There is a rear garden. The surfaces of the rear garden comprises lawn and concrete paving. The rear garden is generally in satisfactory condition.

### Location

The property is situated in ..... which is primarily residential district of the city of Portsmouth in the county of Hampshire.

The property is not ex-local authority. The majority of the properties are privately owned.

The property fronts a relatively quiet residential road.

### Facilities

The nearest train station appears to be .....

There are bus stops within walking distance.

There are links to the M27 and A3 within reasonably close proximity.

There are a range of facilities in the area, they include, but are not necessarily limited to: schools, supermarkets, pubs, convenience stores, restaurants/takeaways, gyms, hospital. These lie within approximately 1 mile.

### Local environment

No history of subsidence within the area is known and no history of recent flooding is known.

According to the GOV.UK flood risk assessment website, the property is located in an area which is a low risk of surface water flooding and at very low risk of flooding from rivers and seas.

For more information please visit - <https://flood-warning-information.service.gov.uk/long-term-flood-risk/>.

According to The Coal Authority's interactive map, the property is not located in a Coal Mining Reporting Area.

For more information and/or to view the interactive map for yourself, please visit <http://mapapps2.bgs.ac.uk/coalauthority/home.html>.

According to Public Health England's interactive Radon map, the property is located in an area where approximately less than 1% of homes are above the Action Level of 200 Bq/m<sup>3</sup> (no. of radon nuclei disintegrating per m<sup>3</sup> every second).

Radon is a radioactive gas, formed by the radioactive decay of uranium that naturally occurs in all rocks and soils. Prolonged exposure to high levels of radon can increase the risk of developing lung cancer, especially in smokers and ex-smokers.

Please note that the only way to know whether an individual property is affected is to have it tested. For more information visit - <http://www.ukradon.org/>.

According to The Coal Authority's interactive map, the property is not located in a Coal Mining Reporting Area. For more information and/or to view the interactive map for yourself, please visit <http://mapapps2.bgs.ac.uk/coalauthority/home.html>.

We were unable to identify whether the property was within a conservation area, please ask your legal advisor to confirm this.

No environmental search has been undertaken. We recommend that your Legal Advisor obtain an Enviro All-in-One search on the Property. This is a fully integrated residential environmental risk report, combining an official coal mining search with contaminated land, flood, ground stability, radon and planning constraints. Enviro All-in-One also screens other risks such as energy, transportation and planning applications.

## **Other Local Factors**

We inspected the property during the day. At the time of our inspection no significant sound from adjacent properties was noted. Having regard to the age of the property it is unlikely that any effective sound insulation was provided between adjacent properties at the time of construction. Therefore it is possible, dependent upon the lifestyle of the neighbours, that sound transmission will be encountered during your occupation of the property and which in the extreme could affect your enjoyment of the property.

We strongly advise that prior to exchange of contracts you should return to the property on a number of occasions, particularly in the evening and at weekends in an attempt to establish who your neighbours are and to establish whether the way in which they use and occupy their property will produce unreasonable levels of sound transmission which could affect your quiet enjoyment, such that, if known to you prior to purchase, would lead to you to reconsider your proposal to purchase the property.

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

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

## D Outside the property

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### Limitations on the inspection

For the purpose of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Services can only be fully assessed by specialist testing.; Building standards are continually being upgraded and older properties can become increasingly out of date due to the passage of time, leading to a requirement for improved efficiency. It is inevitable, therefore, that these homes will probably have higher running costs compared to newly built properties.; We have not exposed the foundations of the property and without doing so, you must accept the risk of unseen defects. However, unless noted within this report, we have not noted any above ground problems which relate to defective foundations or signs thereof.; We have not carried out any geological survey or site investigation and cannot confirm the nature or characteristics of the soil with regards to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.; Examination of the upper levels, including the roof covering, was confined to an inspection from ground level, unless otherwise stated or is evident from photos within the report.

### D1 Chimney Stacks

NI

Condition Rating - NI







The main roof coverings to the property are a concrete interlocking roof tile with concrete ridge and hip tiles. The main roof elevations have no notable signs of sagging and the ridge and hip lines were straight within tolerance.

There is a significant build-up of moss on the rear elevation main roof. This will require cleaning as moss build up on the roof can block the gutters if it falls into it which can further lead to damp to form on the main walls, as well as, reducing the life expectancy of roof coverings.

Moss acts like a sponge absorbing large amounts of moisture and resulting in your roof being constantly wet. If this moisture travels underneath the tiles, it could rot the wooden components of the roof, threatening structural integrity and leading to costly repairs.

I also noted visible signs of lichen growth on the hip and tiles, this will also require cleaning. Please note lichens or algae could potentially cause damage in the winter months due to frost. The moisture during the winter months could potentially cause damage to the surface during a frost/ thaw cycle. However, normally this occurs over a very long period of time, I recommend a reputable Roofing contractor to inspect and advise further.

The property also has two sections of flat roof which are above the single-storey bay window and main entrance. I was able to view the condition of the front bay flat roof through the front right hand side bedroom window, I was also able to inspect the condition of the main entrance flat roof from the bathroom window. All lead flashing detail to the flat roof visually appears in acceptable condition at the time of my inspection.

Flat roof coverings generally have limited lifespans compared with pitched roofs. You should note that the lifespan of a flat roof is difficult to predict. The surface may appear sound, but a minor surface defect can cause deterioration to the fabric beneath. Such problems can go undetected for a period of time and flat roofs should be checked regularly and maintained. Leakage or ineffective ventilation can give rise to timber defects within the roof structure. Detailing to the flat roof edges and junctions with walls or slopes are vulnerable points and should be kept in good repair.

A flat roof can leak without warning.

We cannot confirm the exact makeup of the structures of the flat roofs as this would require invasive measures, which is outside the scope of the report. However, they are likely to be a variation of either a 'warm' or 'cold' roof - see diagram below. Please note however, that older flat roofs may also contain no insulation.

All roof coverings visually appeared in acceptable condition at the time of my inspection.

Moss on Roof Tiles: Is it a problem?

Most roofs will experience moss or lichen growth, and small patches of growth are usually not a problem. If the moss growth is allowed to develop further, it can become a problem for the roof for a number of reasons:

Moss acts like a sponge, absorbing large amounts of moisture and resulting in your roof being constantly wet. If this moisture travels underneath the tiles, it could rot the wooden components of the roof, threatening structural integrity and leading to costly repairs.

The main benefit of a pitched roof is the easy drainage of precipitation due to the sloped angle. However, moss can obstruct the path of the water by absorbing the moisture instead of letting it drain away. Moss can break off and fall into gutters or downpipes, blocking your drainage system. If this issue is not spotted, it could potentially lead to parts of your drainage system requiring replacement.

Roof moss could potentially attract bird and insect life, which is not beneficial for the aesthetic value of your roof, e.g. defecation. Birds can also break up moss, dislodging these pieces and causing them to drop into your gutters or downpipes.

How do I remove moss from my roof tiles?

To avoid expensive repairs, moss should be removed from your roof tiles quickly if it is covering a significant area of your roof. Avoid pressure washing your roof to remove moss, as this could cause damage to the tiles and lead to the drenching of your roof interior.

A few options you have include: Moss can be removed from roof tiles by gently brushing it off if the growth is not too severe. Try using a long handled brush, and be careful when walking atop your roof.

Applying moss killer is an obvious removal option, but be aware that these chemicals have the potential to contaminate the groundwater. Always use appropriate protective clothing if you have chosen to use chemicals.

Specialists can assess your roof's condition and the extent of the moss problem, and take action accordingly. Often a thorough clean is all that's needed. Hiring a skilled and experienced roofing professional to remove the moss will minimise the risk of damaging your roof during removal.

How can I prevent moss from growing on my roof tiles?

You can prevent moss from growing on your roof tiles by installing copper ridges to your roof. When rainwater falls on these ridges, a coppery residue is released and runs down the roof, discouraging moss growth.

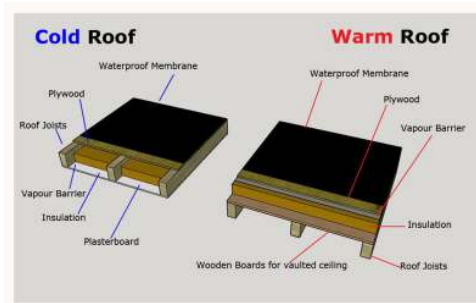
Regular maintenance and cleaning is often enough to keep your roof in a healthy condition. Once or twice a year, give your roof a wash but avoid using damaging pressure washers.

However you decide to tackle the moss on your roof, be wary of the dangers of working on your roof. If in doubt, it's always best to hire the services of a professional roofing company who can carry out the job safely and thoroughly.

**Condition Rating - 2**







### D3 Rainwater Pipes and Gutters

2

The property benefits from PVC rainwater pipes and gutters.

The gutters also have got a brush fitted which stop leaves, twigs, and other debris blocking your gutters and preventing the flow of water into the downpipes. They reduce the need to clean your gutters as frequently, although some basic maintenance is still necessary. Debris can sit on top of the gutter brushes and cause rainwater to run over and overflow on to the external wall.

However, I saw no sign of this at the time of my inspection.

We can not guarantee the serviceability of the gutters and the water tightness of the joints, unions or connections. These items should be regularly maintained and visually checked. Gutters can easily get blocked by leaves, debris and cause gutters to overflow, resulting in damp walls. The stop ends are particularly vulnerable to leakage.

There is also a section of PVC gutter hopper for the rainwater from the bay window flat roof.

I would recommend that gutters and joints are maintained on a cyclical basis. In addition, downpipes should be checked to ensure that there are no blockages and that water is free-flowing.

As a precautionary measure it is prudent to clear debris and moss from all gutters. This will extend the life of the gutters and prevent unnecessary repairs to the external envelope.

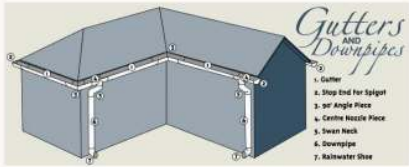
Poorly maintained gutters will cause saturation of the external envelope, which is linked to dampness and condensation. It is important that rainwater goods are always well maintained as any leaks/ spillages, if not dealt with, can cause deterioration and damage of outer surfaces and decay joinery.

The rainwater gutters are shared with the neighbouring property.

You should check with your Legal Advisor about your rights and obligations.

All rainwater system visually appeared in satisfactory condition at the time of my inspection.

**Condition Rating - 2**







The main walls to the property have been formed with a conventional cavity wall construction. The thickness of the walls are approximately 280 mm.

The main walls to the property have been finished with a facing brick and mortar, in a common bond. All walls were upright and straight within acceptable tolerance for a property of this age and type.

Cavity wall construction consist of an external leaf (usually brick), a gap (usually between 50 to 100mm), and an internal leaf (usually block for more modern properties). The cavity can be fully or partially filled with insulation, depending on its width; this can either be done at the time of construction, or injected retrospectively. Bars connecting the inner and outer leaf are called wall ties (usually metal). Cavity wall construction became commonplace around 1920.

Insulation has been injected to all external walls. Some insulation material can cause corrosion of wall ties as well as passing damp from outer leaf to inner leaf of a cavity.

We do not know what kind of insulation has been injected. I would recommended that the insulation type is confirmed so an appropriate assessment scan be made and it can be established whether the insulation used will affect the structural integrity. You should enquire if there are any guarantees or warranties in place for injected cavity wall insulation.

Owing to the conditions of the survey we have not inspected the wall cavity, as this would require invasive measures. As such we cannot comment on the condition of wall ties (if any), or on the level of insulation fitted (if any).

Walls are upright and straight within tolerance for a property of this type and age. There were no defects of structural concern.

Brickwork and pointing appeared in satisfactory with no significant defects noted. All pointing should be checked closely and patch pointing to affected areas carried out as required. There where areas of deteriorated pointing at low level. Patch pointing is recommended.

Within the limitations of the inspection it is often not possible to identify the supporting lintels. A lintel is a horizontal member which is placed across the opening to support the portion of the structure above it. This load is transferred to the lintel which supports the brickwork. There was no evidence of movement above wall openings.

The property has four single air-bricks low-level and two double air bricks high-level.

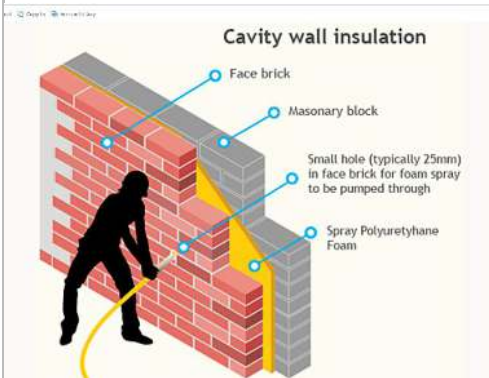
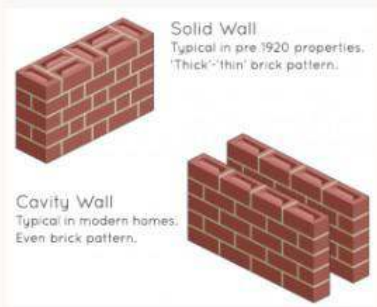
The low level air bricks are to the side elevation and to the rear. Air bricks are used to ventilate the subfloor void which holds host to the suspended timber flooring inside the property. These should ideally be kept clear and 150mm away from the ground. This height can be estimated at two or three bricks. This is not the case with the subject property, meaning they are prone to damp in areas. If water is allowed to enter the subfloor void, then the condition of the internal floor timbers should be brought to question. I would recommend further investigation into the condition of the subfloor void and recommend lowering the ground externally.

The main walls have a bitumen damp course. A damp-proof course is a barrier, usually formed by a membrane built into the walls of a property, typically 150 mm above ground level externally, to prevent damp rising through the walls. Historically, damp-proof courses may have been formed using bitumen, slates, lead, pitch, asphalt or low absorption bricks.

There is a flat roof single storey bay window to the front elevation of property. Bay windows can have shallower foundations, if at all, in comparison to the property, so movement within the structure is also more prone, especially with climate and subsoil changes.

A bay structure also imposes some loading on the window frames and is vulnerable to cracking and movement. This type of structure by design can develop defects in the future. If the window is changed then you have to ensure that the window has reinforcing bars, and is specifically designed for the purpose.

**Condition Rating - 2**





The property benefits from uPVC double glazed windows and frames throughout.

As mentioned earlier, the windows to the first floor bedrooms do not provide adequate means of escape and is therefore a health and safety hazard.

As viewed within the limits of inspection, the windows appear in satisfactory condition. Some windows were tested and appear to function as required. Normal ongoing maintenance, including lubrication and easing/adjusting, will help prolong the useful lifespan of the units.

Without damaging investigations, we cannot confirm that the brickwork above the rear windows is properly supported and that the heads of the replacement windows are not supporting the brickwork or the structural elements, for which they were not designed. Generally, there is no external evidence of this however.

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

If any of the windows were replaced since 1st April 2002, then confirmation should be sought that they have either a FENSA (or similar approved scheme) certificate or a building regulation completion certificate. Also, enquiries should be made of the vendor as to whether they are covered by guarantees. The cill to the front bay window is damaged this will require renewal soon.

You should check with your Legal Advisor regarding Fenestration Self-Assessment scheme (FENSA) certification. It has been set up by the Glass and Glazing Federation (GGF) and other industry bodies, with governments encouragement [www.communities.gov.uk](http://www.communities.gov.uk), in response to the Building Regulations.

The Government's Approved Document L1B (Conservation of Fuel and Power in Existing Dwellings) complementing the energy efficiency regulations, was issued in 2010 and revised in 2013. It extended the Building Regulations to cover replacement window and door installations from April 2002, from when all installers and buyers of replacement windows and doors are required to comply with improved energy efficiency requirements.

One of the main drivers is the need to reduce heat loss in order to conform to more stringent energy efficiency targets. Glass products will be expected to have lower heat loss, measured by their "U" value. Where a window or windows is/are completely replaced (as opposed to repaired) in existing dwellings, they must comply with Approved Documents Parts L1B and K4 (England) or N (Wales) (safety in relation to impact). In addition, the building should not end up with a worse level of compliance with respect to other applicable parts of the Building Regulations, which includes Parts A (Structure), B (means of escape in case of fire) and C (Moisture Penetration, F (ventilation), J (combustion appliances and fuel storage systems), M (access for the disabled) and Regulation 7 (Workmanship and Materials).

The Building Regulations for replacement windows state that "The situation must be made no worse than the outgoing windows". For example if the outgoing windows contained trickle vents the new placement windows must also include them.

Windows and doors in critical locations i.e. windows below 800mm from floor level and doors where the glass comes within 1500mm of the floor level to the start of the glass must contain safety glass (toughened or laminated) and must include the relevant safety mark clearly visible to comply with Approved Document N.

All first floor bedroom windows are not compliant with means of escape, we recommend these windows be replaced in the near future.

**Condition Rating - 3**





The property features glazed uPVC front and rear doors.

There are sealed glazed units set within the doors. Glazing in doors which is wholly or partially within 1500mm from floor level should be: Minimum Class C to BS 6206 and kite marked according to BS 6206. Glazing to the front and rear doors appeared toughened, however, there were no apparent markings to the glass. Markings may just be concealed within the framing, however, for full reassurance further investigations are recommended. If the glazing turns out not to be toughened, this will present a hazard to occupants.

Safety glass should be fitted in all doors and windows or glazed areas that are lower than 800mm from the floor level. Glass panels less than 250mm wide can be fitted with 6mm glass or laminated glass instead of toughened glass.

The front door locking mechanism is operational and in satisfactory condition for their type and age. There is also a three pane uPVC sliding patio door which has one slider, this locks and unlocks.

However, the sliding mechanism to the patio door does not appear to be working correctly this will require further investigation.

Please note - Debris build-up is the main reason for a sliding door that wont slide. Dirt, mud, hair and fur can collect along the track and in the groove, which clogs the rollers underneath and prevents smooth motion. I recommend a contractor to Investigate and advise further.

I did not see any safety glazing marks for the patio doors or uPVC doors. Glazing appeared to be of toughened glass and markings may just be concealed within the framing, however, for full reassurance further investigations are recommended. If the glazing turns out not to be toughened, this will present a hazard to occupants.

For this reason I have designated a condition rating 3.

Please consult your Legal Advisor in connection with FENSA certificates that might be available.

**Condition Rating - 3**



D7 Conservatories and Porches

N/A

Condition Rating - N/A



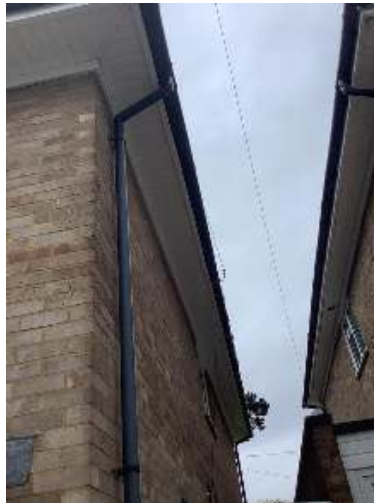
The property benefits from uPVC fascia and soffit boards. These visually appeared in acceptable condition at the time of my inspection from ground level. However, the soffits to the main roof do not have any vents installed and I recommend these are installed in the near future.

Soffit vents allow ventilation to the roof structure which prevents potentially harmful levels of moisture building up, which can lead to wood rot and wood-boring insect attack.

We cannot rule out the possibility that the original soffits were of a material that contained asbestos, and that the replacement soffits are overboarding the original. This should be borne in mind when considering undertaking any repair/maintenance works to this element.

To safely repair/maintain parts of the property at higher levels, contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc.).

### Condition Rating - 2



Condition Rating - N/A

## E Inside the property

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### Limitations on the inspection

Comment cannot be made on areas that are covered and concealed or not otherwise readily available. There may be detectable signs of concealed defects, in which case recommendations are made. If greater assurance is required on the matter, it would be necessary to carry out exposure works. Unless these are carried out prior to legal commitment to purchase, there is a risk that additional defects and consequently repair work will be discovered at a later date. Damp meter readings have been taken where possible without moving heavy furniture or being restricted by coverings, built-in fittings and/or wall linings. It should be appreciated that original parts of the property are period in nature. Accordingly, such parts of the structure and fabric should not be expected as new and regard should be given to the natural deterioration of older products. It is possible that defects could occur between the date of survey and the date of which you take occupation. We have not checked for asbestos, however if any suspected asbestos containing materials are identified during the inspection, they will be comment on herein. Surveyors do not carry out any testing of possible asbestos containing materials, this must be done by an asbestos specialist.

The roof structure to the property is accessed via a hatch on the landing ceiling.

The main roof structure to the property has been formed with a small section of timber ridge and two timbers hips with cut timber rafters and purlins. All timber rafters and purlins appeared to be well fixed and secured.\

There is felt below the roof tiles. This appeared in satisfactory condition though is of a certain age. Roof felt acts as a secondary waterproofing layer in the event of slipped or defective roof tiles. All felt should be checked closely and any defects repaired as required. Tears or defects to roof felt can allow water ingress which can result in timber decay.

The first floor joists have been insulated with 100mm of quilted insulation. This has been compressed in areas by lofts boards. Current regulations state the desired thickness is 270mm upgrade is recommended. The party wall masonry and render visually appeared in acceptable condition at the time of my inspection. There where no apparent gaps or cracks to the party wall. The party wall should be inspected closely and any gaps should be infilled as required.

The roof structure to the property has been partly boarded and there is also a metal ladder attached. The roof structure does not currently have any ventilation and should be fitted soon. This can be achieved through the use of roof vent tiles and soffit vents. A cost for this has been provided.

Ventilation of the loft space is essential to prevent the build up of potentially damaging condensation. Cold roofs should have some form of roof ventilation in place to prevent warm air condensing in the roof void. I recommend roof tile vents and soffit vents are installed to create two-way ventilation which will remove the damp air and creates gentle movement of air in the loft, helping to prevent damage to possessions or mould forming on the ceiling and timbers from rotting. Ventilation will help preserve the life of the roof structure and materials.

**Condition Rating - 2**







The ceilings to the property have been formed with plasterboard and finished with a textured coating all ceilings throughout have been coved.

Textured coatings were observed to ceilings. The below is provided for information should these ceilings be disturbed.

Modern ceilings of plasterboard can crack at the joints, between the boards and small areas of plaster can be dislodged by the nail fixings. This can be patch repaired and redecorate at your convenience. A textured decorative coating may contain small amounts of asbestos fibres and if disturbed, it could be a safety hazard. If the ceiling needs decorating or repairing, you will have to use a contractor experienced in this type of work or an asbestos specialist.

Additional information on Artex:

Artex is a trade name (along with Wondertex, Suretex, Newtex, Pebblecoat and Marblecoat) which has come to be used to describe all thick plaster-like paints that were used to create decorative effects, most commonly on ceilings, but, often on walls too. Within the building trade these are referred to as textured coatings and the non-asbestos versions are still used to this day.

Up until 1984 the manufacturers (or even the 'Artexers' themselves) added small amounts (3-5%) of Chrysotile ('white asbestos') to their decorative paints. The fibres gave strength and consistency to the compound and made it much easier to apply.

Please note that although many manufacturers/Artexers would have stopped adding asbestos to their mixes around the time of the original asbestos ban (1984), Chrysotile was not officially outlawed until 1999 and therefore there is still a risk that any Artex coatings fitted prior to that date may contain asbestos. There are no overwhelming safety reasons to remove Artex because it's perfectly safe when left in-situ.

In fact, the opposite is true because the removal process (through scraping) disturbs the material and causes fibre-release.

Up until 2006 contractors needed a license to remove this material but this is no longer true. That said it is always best to use a specialist when removing asbestos because they use techniques to prevent fibre release.

The sections of coving by the main entrance is polystyrene is deemed as a fire risk. We recommend these are replaced for plaster covings in due course. Condition rating 3.

The ceilings were in satisfactory condition with no defects of note. Hairline cracking noted in isolated areas is not structurally significant. Filling and redecoration is advised. Costs are not included.

The property has two battery powered smoke alarms fitted to the main entrance ceiling and landing ceiling the cover to the smoke alarm on the landing is missing. These were not tested.

**Condition Rating - 3**



External walls are of cavity wall construction. Internal walls are of solid construction.

All internal solid walls do not line up on the first floor, this could mean walls are not supported. Further investigation is required.

There are sections of the textured surfaces on the rear left hand bedroom walls.

Please do not disturb textured coatings, this may contain asbestos.

All walls were upright and straight within acceptable tolerance for a property of this age and type.

Lined walls can conceal underlying defects which may not be apparent at the time of inspection. Despite this, walls appeared in satisfactory condition and there was no evidence of structural defects.

Damp testing was carried out using a protimeter moisture measuring instrument throughout the ground floor. No damp was detected.

Asbestos please refer to my comments in F2.

**Condition Rating - 2**







Owing to the conditions of the survey, no fixed coverings or floorboards were lifted which meant that no inspection of the subfloor timbers was possible.

Ground floor and first floor to the property appear to be of suspended timber construction.

Suspended timber ground floors consist of the finished timber floorboards being attached to floor joists, which are suspended above the subfloor of the foundation. These floor joists are raised above the subfloor on small supporting walls called tassel walls (or sleeper walls).

It was not possible to inspect sub ground floor timbers. Though there was no notable bounce, no dampness to walls and ventilation was adequate, it is recommended that sub floor timber joists be checked for any evidence of timber decay and damp and timber report instructed. A category 3 must be stated due to lack of inspection of sub floor timbers.

All floors were within acceptable level tolerance for a property of this age and type.

Minor creaking to suspended timber floors was noted.

The most common reason for floors creaking are the use of incorrect nails holding the floor down to the joists. In the case of chipboard floors these nails should be annular ring nails. These nails (usually 2 inches long) have serrations all round the shaft and are slightly screw like in appearance. There may also have been an insufficient quantity of nails used. The floor joists need to be absolutely solid and of the correct size to prevent movement across the span they are bridging. There is a table of joist sizes required for any given span in our load bearing walls project . It is also vital that the joists are fixed very solidly at either end, are spaced at the correct centres (usually 400mm) and cannot move in their wall sockets or joist hangers. The tail of the hanger should be firmly built into the wall and the joist firmly fixed into the hanger. If the joists are built into the wall this should be done in a way which prevents both rotting and movement.

The first step is to add chipboard screws to the floor to secure it to the joists. These screws must be no longer than the nails used and must be placed next to the existing nails. Drill a pilot hole and countersink it for each screw. The screw heads can be covered with wood filler.

Make sure you check for cables and pipes before drilling and screwing. Use additional screws if there is any more than 300mm in between the existing nails along the line of the joists. Check Joints in Floorboards for Support. Check each joint for adequate support. Joints should not spring and must be firm. If you feel a joint is not supported, remove one of the boards forming that joint and fix a new joist extension to support.

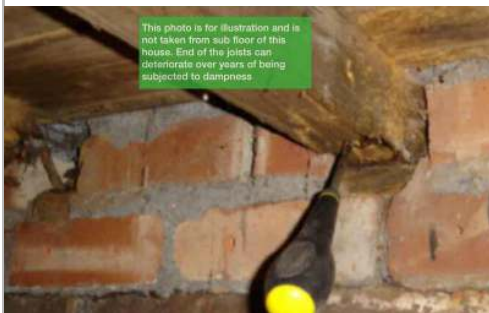
Please note creaking and vibration may be related to the floor construction such as over spanning of joists, a lack of strutting between joists, decay or over notching or cutting of joists for services.

Please note we have not carried out an intrusive check. If greater assurance is needed then the suspended timber floors must be exposed.

All finished floors to property have been carpeted though out all carpet appeared in condition though dated.

**Condition Rating - 3**





This photo is for illustration and is not taken from sub floor of this house. End of the joists can deteriorate over years of being subjected to dampness



The property does not have a chimney breast.

However, there is a brick formed fireplace with a timber mantle and gas fire in the living room. This appears to have a back flue pipe which is concealed into the main wall and terminates out the main roof. There where no apparent defects to the fireplace.

There is another section of flue Visible on the front elevation of the property this flu is terminating above the garage door aperture and has a rubber seal collar and this flu services the boiler.

It is recommended that the flues be serviced by a reputable contractor to confirm compliance with Approved Document J (combustion appliances and fuel storage systems).

In the absence of a current test certificate we must designate a level three risk. If certification is available, please ask your legal advisor to check the validity of this evidence.

**Condition Rating - 3**



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

NI

**Condition Rating - NI**



The joinery items consist of staircases, doors, door frames, skirtings and architraves etc. These were formed predominantly of natural timber and were generally in reasonable condition.

There is one timber staircase serving the property. The stairs are in satisfactory condition with no observed defects other than creaking. Please note that stairs periodic repairing during the lifespan of a staircase. Creaking staircases are usually resolved by inserting wedges to the base of the staircase. Over time, the wood to staircases can shrink and split loosening the various joints causing the stairs to creak when used. This is not a safety hazard.

Approved Document K states handrails on staircases should be continuous and start from the base of the stairs and extent to the top. The staircase is deemed suitably compliant in this respect.

The doors to the first floor of the property were veneered doors and although these are somewhat dated in appearance, they were a reasonable fit in their frames. Glazed lights have been provided above the doors. Again, somewhat dated.

The glazing to the internal doors do not have any safety glazing hallmarks. Therefore I have designated a condition rating three.

**Condition Rating - 3**



The main bathroom to the property comprises of a three-piece suite. Which consists of a bath, sink and pedestal, low-level WC and cistern flush pipe.

There is also a shower attachment to the bath tap, and shower curtain the main bathroom does not feature mechanical extraction. I recommend mechanical extraction is fitted soon.

The finished floor covering to the bathroom is carpet.

The walls and partitions in the bathroom have been partly tiled. The tiles are dated and would benefit from modernisation in the near future however all tiles and grout visually appeared in acceptable condition at the time of my inspection.

The bathroom facilities should be maintained on a cyclical basis, including periodic renewal of perimeter seals around fittings to reduce the risk of leaks.

Please note that no intrusive examinations were completed to the bathrooms to confirm whether any plumbing faults exist.

The sealant around the edges of the sanitary fittings prevents excess water from seeping behind and affecting the adjacent surfaces. This should be maintained on an ongoing basis.

Mechanical extraction is recommended in areas where water vapour is produced, i.e. kitchens and bathrooms, to prevent condensation build up.

Kitchen:

The property features a fitted kitchen, which features real wood door and draw fronts and comprises of base and wall units and laminated work surfaces.

The kitchen features a stainless steel sink and also benefits from a gas hob. There is also a double oven and built in fridge freezer.

Kitchen also benefits from mechanical extraction over the hob. This does not vent to the outside your property.

There is also a separate extractor fan.

The Kitchen facilities were in satisfactory condition for type and age. The kitchen should be maintained on a cyclical basis.

Please note that no intrusive examinations were completed to the kitchen to confirm whether any plumbing faults exist.

**Condition Rating - 2**







E9 Other

NI

Condition Rating - NI

## F Services

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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.

### Limitations on the inspection

As a general note regarding services, we are not specialised in this field and therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as comments and suggestions. They are not full and complete assessments of any problems that may exist. The main service installations within this property have been subjected to a visual inspection only and no intrusive checks have been carried out. The information provided in this part of the report is purely for your consideration only. No services have been tested.

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

The electrical consumer unit the property is located inside the garage at high level.

The consumer board is fitted with circuit breakers. It appears to be in satisfactory condition however, it is recommended that at any change of ownership the electrical wiring should be checked by an NICEIC qualified electrician.

Earth bonding was not checked. Earthing is used to protect people from the risk of electric shock. If the earthing arrangements within your electrical installation were defective or inadequate, you could receive an electric shock from the equipment or appliance metal casing. The purpose of earthing is to provide a path for electric fault current to flow safely to earth to enable the circuit breaker or fuse to operate. Bonding is the connection of the incoming metal gas and water pipes to and is vital for your protection from electric shock. In a correctly earthed installation, any appliance or equipment developing a fault to the metal casing, will be quickly disconnected by the operation of the circuit fuse or circuit breaker.

There was no current electrical certification confirming the condition of the electrics within the property.

In the absence of a current test certificate we must designate a level three risk. If certification is available, please ask your legal advisor to check the validity of this evidence.

**Condition Rating - 3**



**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

The gas meter is located inside the garage and appeared in satisfactory condition.

I would recommend that at the change of ownership the gas meter is checked to ensure that the gas is safe to use.

In the absence of a current test certificate we must designate a level three risk. If certification is available, please ask your legal advisor to check the validity of this evidence.

**Condition Rating - 3**





The water supply comes from the water company. Taps were tested and there appears to be adequate water pressure at the time of inspection. As part of ongoing maintenance, taps should be regularly checked for leaks.

I am unable to locate the internal stop tap however there is a main stop tap out in the pavement. The mains incoming pipe could not be observed.

I would recommend that the mains pipe is identified to establish whether an upgrade is required. Bringing a new supply into the house could be expensive depending on where the main supply is. If this were to be required, there are certain regulations that apply. Please see the Water Regulations 1999 which detail the methodology if a new mains is required.

### Condition Rating - 3



The gas fired boiler is located in the garage.

The room heating to the property is provided via a modern gas fired boiler passed through pressed steel radiators.

The boiler appeared in satisfactory condition though was not tested.

Pressed steel radiators appeared in satisfactory condition with no evidence of leaks.

We recommend that a test of the installation to be undertaken prior to purchase and that regular maintenance contract be placed with an approved heating engineer.

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

We recommend that the service record of the boiler is obtained and if this not available, or if there is any doubt as to when the boiler was last serviced, then a check by a Gas Safe registered heating engineer before exchange of contracts is strongly recommended.

All heating installations to be checked and certified by a Gas Safe engineer.

In the absence of a current test certificate we must designate a level three risk. If certification is available, please ask your legal advisor to check the validity of this evidence.

**Condition Rating - 3**



## F5 Water Heating

3

Domestic hot water is provided by factory-lagged copper hot water cylinder located in the airing cupboard in the landing. The cylinder appeared to be in satisfactory condition, and the factory lagging will give good protection against heat loss.

In the absence of a current test certificate we must designate a level three risk. If certification is available, please ask your legal advisor to check the validity of this evidence.

**Condition Rating - 3**





## F6 Drainage

3

There is a manhole cover inside the garage. This was too heavy to lift.

Legal Advisors should raise specific questions as to whether any problems have been experienced in relation to the drainage system and give you further information with regards to your liability in respect of the drains to the property.

As part of general ongoing maintenance, drains should be regularly flushed and cleaned to ensure adequate functioning.

Whilst there were no apparent defects which could be attributed to underground drainage defects, it would be prudent to instruct a CCTV drainage survey to check for any issues.

We have not checked to see if that is a separate system or a combined system of drainage operating. However, it is likely that the drainage system is a combined system.

**Condition Rating - 3**



There were no common services considered within the report.

Condition Rating - NI

## G Grounds (including shared areas for flats)

### Limitations on the inspection

Any TV and radio installations were not inspected or tested. You should request details of any maintenance and service contract. Any broadband and cable installations were not inspected or tested. You should request details of any maintenance and service contract.

### G1 Garage

2

The property features an internal garage with an metal up and over door with timber frame. The walls to garage have visible signs of staining this will require further investigation. Overall the garage appeared in fair condition.

Integral garages should be suitably fire rated to reduce the risk of fire spread to habitable areas. The walls and ceiling appeared to be of suitable fire rated construction however, intrusive investigations would be required to confirm.

Condition Rating - 2



## G2 Permanent Outbuildings and Other Structures

NI

There are no outbuildings to this property.

**Condition Rating - NI**

## G3 Other

N/A

The property benefits from a laid slab drive which also has a section of decorative aggregates. There is a space for one car parking on the drive to the front of the property.

There is a section of masonry boundary to the front and front hand right side.

The rear garden comprises of a mixture of laid patio slab and lawn. The side boundaries to the rear garden have been formed with a timber panel fence and concrete posts.

The rear garden has garden foliage and the property is within close proximity tree of mature trees. Overall the front driveway and rear garden visually appeared in acceptable condition at the time of my inspection

**Condition Rating - N/A**





# H Issues for your legal advisers

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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.

## H1 Regulation

N/A

## H2 Guarantees

You should check with your legal advisor to confirm whether there are any valid guarantees or warranties associated with the property.

You should also check if there are any existing service agreements for fittings including the boiler.

## H3 Other Matters

I have been told by the estate agent that the property is freehold.

You should ask your Legal Advisor to confirm this and explain the implications.

# I Risks

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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.



## I1 Risks to Building

Other than where already identified, there was observed mature trees in relatively close proximity to the building that may have an impact on the zone of influence.

Whilst there did not appear to be any structural defects to walls, general undulation was noted to paved ground coverings. This is likely to have been caused by root systems.

Trees should be one and a half tree lengths away from the property foundation. Trees outside this distance would be considered outside the zone of influence.

Each tree has a 'zone of influence' - the area from which a tree absorbs moisture. The potential impact on a property depends on whether a property sits within the zone of influence. The extent of the zone depends upon the type of tree and the location of other trees.

The Association of British Insurers (ABI) has produced a guide for tree types against recommended distance from the property; however it must be stated that this represents the maximum distance.

Species Normal Mature Height (m) Safe Distance (m).

Apple/pear 12 10 Ash 23 21

Beech 20 15

Cypress 25 20

Cherry 17 11

Elm 25 30

Hawthorn 10 12

Holly 14 6

Horse Chestnut 20 23

Laurel 8 6

Magnolia 9 5

Oak 24 30

Pine 29 8

Plum 12 11 Poplar 28 35

Sycamore 24 17

Spruce 18 7

Willow 24 40

Yew 12 5

## 12 Risks to Grounds

It is not possible during the course of our inspection to determine the many different types of plants, shrubs and trees within close proximity to a property. Whilst the influence of trees may be noted, if causing damage at the time, no responsibility will be considered or attached for the future influence or damage howsoever caused by plants, shrubs and trees.

We are not aware of any environmental audit or other environmental legislation or soil survey which may have been carried out on the subject property or nearby and which may draw attention to any contamination or the possibility of such contamination. We are not aware of any factors which might suggest that the subject property has been affected by contamination but we have not carried out any specific investigations into past or present uses, either of the property or any neighbouring land on this matter. However, should it subsequently be established that contamination, seepage or pollution exists at the property or on the adjoining land or that the property has ever been put to a contamination use, this might have a material effect on the scalability and value of the property.

We have not carried out a detailed inspection for Japanese Knotweed or Himalayan Balsam however, there was no evidence of such plants within the grounds of the property. You should be aware that these plants cause damage to buildings and where identified, mortgage lending is likely to be unavailable. Treatment, eradication and a guarantee are likely to be required prior to lending.

We have not consulted any Geological or Ordnance Survey Maps. We have been unable to establish any details as to the previous use of the site. No survey of geological substrata or tests for land pollution/contamination, deleterious materials have been made. We are unable to comment within the terms of this Report, which is restricted in its scope, as to whether there are any hidden problems with the ground upon which the property is built.

## 13 Risks to People

Other than where already identified, the following are considered to be safety hazards to people at the time of inspection:

Smoke detection was present within the property but not appear to be working. Smoke detectors should be fitted. The detectors should be tested. Smoke detection should be regularly checked and tested.

Electrical and gas installations may not conform to current safety requirements and checks are recommended.

## 14 Other Risks or Hazards

There were no other risks observed to the property to be considered within the report.

# J Energy Matters

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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.

## J1 Insulation

Main walls are assumed to be cavity filled.

Insulation to the loft space is inadequate.

## J2 Heating

The heating is supplied via gas powered boiler located within the kitchen. This should be checked and tested.

## J3 Lighting

Lighting is provided by various ceiling mounted light fittings. It is recommended that low energy light bulbs should be used to reduce power consumption.

## J4 Ventilation

Natural ventilation is provided to the property via openable windows. There is mechanical extraction within the kitchen.

There are no mechanical extraction within the bathroom.

The roof void does not have satisfactory ventilation.

The sub floor ventilation is adequate.

There are a number of repairs recommended.

There are a number of matters requiring further investigation. There are a number of recommendations made.

## K Surveyor's declaration

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Surveyor's RICS number

RICS - 1234567

Phone number

0203 456 789

Company

For Any Survey

Surveyor's address

1 Sample Street

Qualifications

AssocRICS

Email

enquiry@foranysurvey.comn

Website

www.foranysurvey.com

Property address

{property.address}

Clients Name

Mr N Smith

Date this report was produced

20th May 2021

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

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Signature

Sign

Print Name

---

Date

## L What to do now

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We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

### Getting quotations

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

You should also:

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

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

### Further investigations and what they involve

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

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



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

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

## Who you should use for further investigations

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

# M Description of RICS Home Survey - Level 3 service and terms of engagement

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## The service

The RICS Home Survey – Level 3 service includes:

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

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

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

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

## The inspection

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

The surveyor does not force or open up the fabric of the building 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 treated as permanent outbuildings and are therefore inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally and externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

## Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within 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 does not make any enquiries about contamination or other environmental dangers. 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 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 review and state the relevant 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 advisors

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

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

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

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

## Risks

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

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

## 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 and
- market valuation and reinstatement costs and
- negotiation

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

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

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

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

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

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

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

This report is for use in the UK.

## Complaints handling procedure

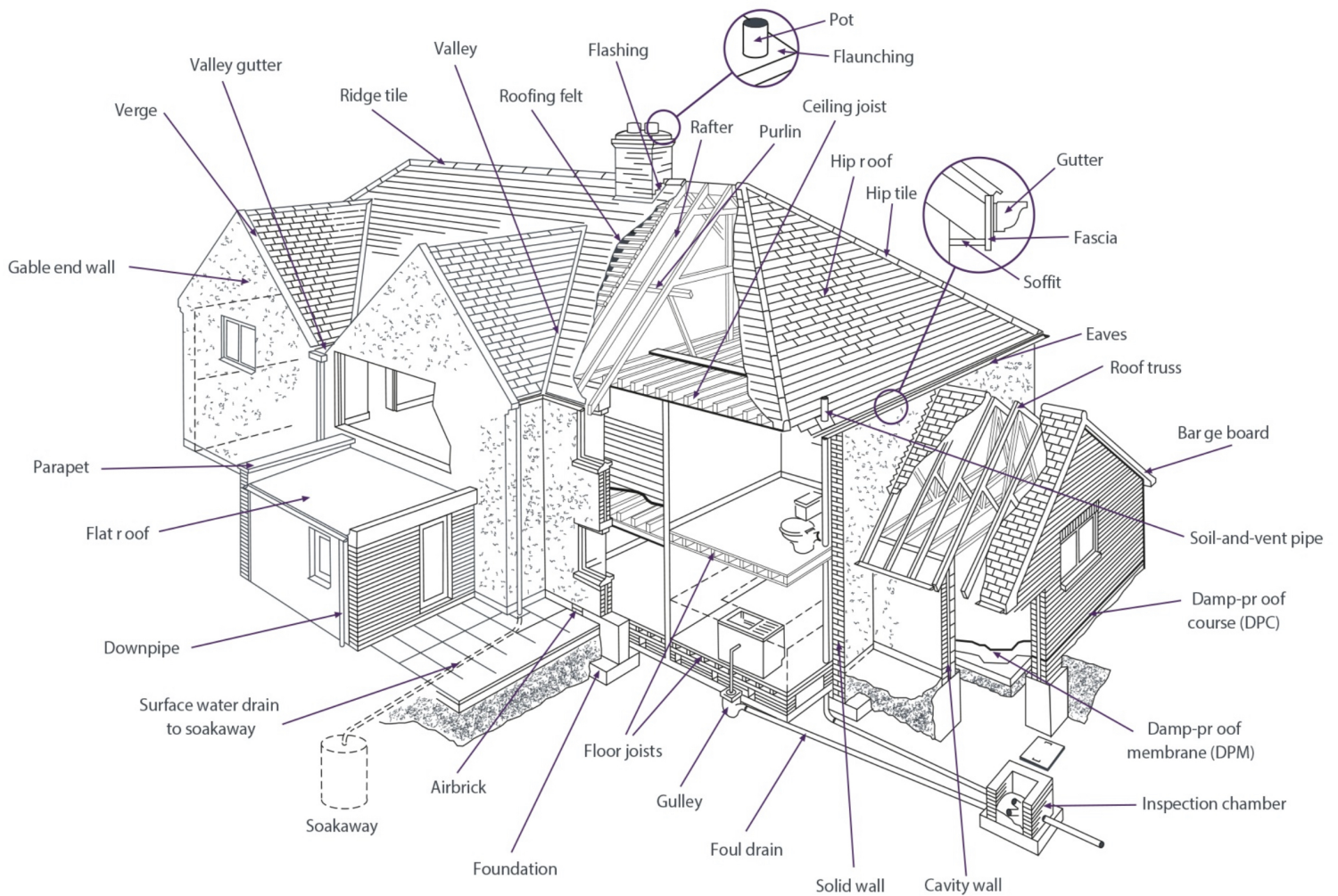
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

## N Typical house diagram

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





## RICS Disclaimer

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