



LEVEL 2

Your survey report

Property address

Clients name

Inspection date

06 September, 2021

Surveyor's RICS number

2

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A

About the inspection and report

This RICS Home Survey – Level 2 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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

 **Reminder**

Please refer to your **Terms and Conditions**, that were sent to you at the point you () confirmed your instruction to us (Nuven Surveyors Ltd.), for a full list of exclusions.

About the inspection and report

Surveyor's name**Surveyor's RICS number****Company name**

Nuven Surveyors Ltd.

Date of the inspection

06 September, 2021

Report reference number

NUS-102748

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**Weather conditions when the inspection took place**

At the time of our inspection it was dry and this was preceded by a changeable weather.

Status of the property when the inspection took place

The property was occupied and furnished throughout. There were fully fitted floor coverings in all rooms.

B

Overall opinion

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

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

Important note

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

B

Summary of condition ratings

Overall opinion of property

The property is considered to be a reasonable purchase provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are quite common in properties of this age and type and as long as the necessary works are carried out to a satisfactory standard and the property is kept in good repair, we can see no reason why there should be any special difficulties on resale in normal market conditions. It is very important that you read this report as a whole. In the main body of the report we will notify you of the actions that will be required prior to exchange of contracts. Where we have given elements a Condition Rating of 2 or 3, we particularly refer you to the section at the end of the report entitled 'What to do now'. You must make sure that you have all of the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase. It must be realised that in certain circumstances an item designated as a Condition Rating 2 can deteriorate quite rapidly to a Condition Rating 3. 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 on the condition of the property at the time of our inspection and no liability can be accepted for any deterioration in its condition after that date.

B

Overall opinion

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'.

3

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
D7	Conservatory and porches
D8	Other joinery and finishes
E5	Fireplaces, chimney breasts and flues
E9	Other
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating

2

Elements that require attention but are not serious or urgent

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

Element no.	Element name
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls

B

Overall opinion (continued)

2

Elements that require attention but are not serious or urgent (continued)

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
D5	Windows
D6	Outside doors
D9	Other
E2	Ceilings
E3	Walls and partitions
E6	Built-in fittings
E7	Woodwork
G3	Other

1

Elements with no current issues

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

Element no.	Element name
D1	Chimney stacks
E4	Floors
F3	Water
F6	Drainage
G2	Permanent outbuildings and other structures

B

Overall opinion (continued)



Elements not inspected

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

Element no.	Element name
E1	Roof structure

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

About the property

Type of property

The property is a semi-detached house. The front of the building faces approximately north west and all directions in this report are given as if viewing the property from the front. We understand the property is freehold. The property was built in approximately 1930. The property has been altered to the side in the form of an extension which we were told was carried out in 1989. The roof space has been converted into additional accommodation, the date of which is unknown.

Approximate year the property was built

1930

Approximate year the property was extended

1989

Approximate year the property was converted

Information relevant to flats and maisonettes

Construction

The external walls are of traditional rendered masonry and brick construction. The main roof is pitched and covered with tiles. Internally, the floors are of timber and concrete construction. The extension has walls of similar construction.

About the property (continued)

Accommodation

	Living rooms	Bedrooms	Bath or Shower	Separate Toilet	Kitchen	Utility Room	Conservatory	Other	Name Of Other
Lower ground									
Ground	2			1	1	1			
First		3	1						
Second		1							
Third									
Other									
Roof Space									

Energy efficiency rating

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, we will present the ratings here.

We have checked for any obvious discrepancies between the EPC and the subject property.

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

Energy efficiency rating

D 64

Issues relating to the energy efficiency rating

As agreed in our Terms of Engagement, no checks have been made for any obvious discrepancies between the EPC and the subject property.

Mains services

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

Gas

Electric

Water

Drainage

Central heating

Gas

Electric

Solid Fuel

Oil

None

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

Other energy matters

Location and facilities

Grounds

The property has front and rear gardens. Only on-street parking is available. Space is limited and parking may be a problem from time to time. There is a storage shed in the rear garden.

Location

The property is on a residential located in a suburban area. The immediate neighbourhood includes mixed style and aged properties.

Facilities

The property is within reasonable distance of the usual amenities. Public transport is readily available. There are state schools in reasonable travelling distance.

Local environment

The property is located in an area of shrinkable subsoil and we refer you to our comments later in this report.

This is a risk to the building and to the grounds, and we refer you to our comments in Section I.

D

Outside the property

Outside the property

Limitations to the inspection

Our inspection was carried out in accordance with 'RICS recommendations on physical inspections for the purpose of residential valuations and condition-based surveys during COVID-19 (England)'. As such, this includes the wearing of substantial PPE throughout the inspection and also protocol on minimal contact of items and elements within the property. Therefore, parts of the inspection were more limited than would be possible under normal circumstances which was restricted predominantly to those parts of the property readily visible without the requirement to move any stored items / furnishings. No windows / doors or cupboard doors were tested to confirm satisfactory operation, and only a single door was used to access the property. It was dry during our inspection and we cannot make any comment upon the weather-tightness of the rainwater goods. Therefore, where Condition Ratings have been allocated, these may have been based on a limited inspection. It is possible that defects may exist in these unseen areas and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.

D1 Chimney stacks

1 2 3 NI

The property has a brick chimney stack. The stack is shared with the adjoining property. This is surmounted by four chimney pots. The junction between the stack and the roof coverings is sealed with lead flashings.

1

The stack appears in satisfactory condition. Chimney stacks, fillets and flashings are very exposed and should be regularly inspected and maintained in good condition.

Condition Rating 1

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

Aerials can cause damage especially in high winds. Consideration should be given to moving it to a more protected position.

Damp was noted internally to the chimney breasts in the second floor bedroom and we refer you to advice elsewhere in this report regards to recent repairs to the chimney stack of which we were informed of.

D2 Roof coverings

The main roofs and single storey rear roof are pitched and covered with plain concrete tiles. Roof junctions are sealed with lead flashings. There are valley gutters where the roof slopes meet. Where visible the roof is lined internally with sarking felt. The rear dormer roof is covered with lead.

2

Main Roofs

The roof coverings are covered in harmful moss in places.

Notwithstanding this, the roof coverings appear in acceptable condition for their age but coverings are weathered and a little uneven in places. The coverings should be regularly inspected and maintained in good condition as any minor disrepair could lead to significant leakage and decay.

Condition Rating 2

Outside the property (continued)

D2 Roof coverings (continued)

Flat Roof

2

The flat dormer roof covering is lead covered and appears in acceptable condition. The coverings should be regularly inspected and maintained in good condition as any minor disrepair could lead to significant leakage and decay.

Condition Rating 1

The felt lining under the main roof covering can become brittle with age, particularly when exposed to sunlight, rainwater and wind action. Deterioration often occurs at the bottom of the roof and at the edges where the lining is more exposed. Coverings should be kept in good condition at all times. The felt should be repaired/replaced as soon as any deterioration is seen.

Whilst we found no defects or damp internally, hidden valley gutters and their outfalls are often neglected and need regular inspection and maintenance to ensure they remain watertight. This should be undertaken on an annual basis.

The need for ventilating the flat roof cannot be verified without opening up the structure. Ventilation is important to reduce the risk of condensation and decay and this should be checked when the coverings are next replaced.

D3 Rainwater pipes and gutters

The property is served by a mixture of plastic and cast-iron gutters and downpipes.

2

A downpipe on the rear addition of the property is corroded.

The remaining rainwater goods appeared in satisfactory condition but the gutters are not precisely true and level in places. As it was mainly dry during our inspection, we cannot comment upon the serviceability of the system or whether the rainwater goods are fully watertight. The condition of the gutters and downpipes are very important and they should be regularly maintained to prevent any possibility of rainwater penetrating internally.

Condition Rating 2

The repairs and improvements should be undertaken soon.

Cast-iron gutters and downpipes are prone to rusting and leakage, particularly at junctions and joints. Regular cleaning and sealing will be required which tends to increase maintenance costs. It is also heavy and its support must be checked periodically for safety reasons. Gutters and downpipes carry many hundreds of litres of water during wet weather. Their joints and stop ends are particularly prone to failure as are the outfalls which can be easily blocked by leaves and other debris. All rainwater fittings should therefore be regularly checked for defects in order to prevent leakages and spillages which could lead to damp internally.

D4 Main walls

The walls are of cavity construction with a brick and rendered masonry outer leaf. The original walls contain a slate damp proof course. The extension walls contain a plastic damp proof course. The walls are partly clad with vertical tiles. The dormer structure is of timber framed construction clad with plastic cladding.

2

Outside the property (continued)

D4 Main walls (continued)

2

Finishes

A small number of bricks are weathered and are crumbling and spalling.

Some of the tiled window sills have spalled (eroded).

The repairs needed are not serious or urgent and are considered to be part of normal maintenance work of the property and should be dealt with after taking ownership or when annual maintenance is next carried out.

Condition Rating 2

Dampness

Although no associated dampness was noted internally, it was noted that the damp-proof course is not at the required height of 150mm above ground level in places to the front of the property. The ground levels should be lowered 150mm below the damp proof course to prevent penetrating dampness.

The repairs and improvements should be undertaken soon.

Condition Rating 2

Structure

Evidence of structural movement was noted in the form of cracking and distortion around openings.

This is not considered serious or progressive and may have been caused by old settlement of the building no major repairs are necessary at this time.

Such cracking and and distortion is not unusual in older properties.

Condition Rating 1

Where windows have been replaced a patio door has been installed on the rear of the property, we are unable to determine if adequate provision has been made to support the structure above. Although no signs of failure were found, additional support may be required in the future.

With properties of this age, window and door frames often hold up the masonry above, unlike modern construction where supporting lintels are used. Therefore, should windows or doors be replaced, additional support may well be required.

When insulation is installed into a cavity wall, damp can occur internally if wall cavities are in any way defective. Although we found no evidence of damp penetration, the external surfaces should be checked regularly for any deterioration which could increase the risk of such damp occurring.

The cavity walls of this property are formed in two leaves which are usually held together with metal wall ties.

Outside the property (continued)

D4 Main walls (continued)

The metal ties used in properties built before the early 1980s were prone to corrosion which, if significant, could lead to structural movement. However, no signs of wall tie failure were found and when considering the property's construction and the local environment, we consider the risk of such failure to be small. No further action is necessary at this stage although it is advisable to have the walls periodically checked, every 5 - 10 years by a registered cavity wall tie replacement company, or a chartered building surveyor.

2

The subsoil in the area is of a shrinkable nature which can cause foundation movement in some buildings. The risk is increased if drainage is defective and when prolonged dry spells of weather occur. Although we found no evidence of such movement, this could happen in the future with a property of this age.

D5 Windows

The property has single and double glazed timber, plastic and aluminium windows.

2

Some panes have failed and misted over in places.

Condition Rating 2

The repairs needed are not serious or urgent and are considered to be part of normal maintenance work of the property and should be dealt with after taking ownership or when annual maintenance is next carried out.

Since 2002, double glazing should have either building regulation approval or should have been installed by a contractor registered with an association such as FENSA, CERTASS or BM Trada which has been recognised by the Government under the 'Competent Person Scheme'. Your legal adviser should check this and we refer you to Section H.

Over time, double glazing seals can deteriorate allowing moisture to form between panes thus causing misting. The presence of such moisture depends upon certain atmospheric conditions which can vary from time to time. Therefore this problem cannot always be seen during a single visit.

The junction between the window frames and the surrounding masonry is frequently a source of water penetration, particularly during severe weather conditions. Although no significant defects were found, the junctions should be checked regularly and any jointing material/sealant kept in good condition.

D6 Outside doors (including patio doors)

The property has timber and plastic doors.

2

The double glazing in the kitchen rear door has failed and has misted over.

The remaining doors are in satisfactory order but weathered in places. Doors need regular maintenance. Locks and hinges should also be kept in good order for security and operational reasons.

Condition Rating 2

The repairs needed are not serious or urgent and are considered to be part of normal maintenance work of the property and should be dealt with after taking ownership or when annual maintenance is next carried out.

D

Outside the property (continued)

D6 Outside doors (including patio doors) (continued)

We refer you to our comments under Section D5: Windows in respect of the glazing seals and the need for regulatory approval for the double glazing.

2

Water penetration can occur in bad weather if the junction between the door frames and adjoining masonry is not properly sealed. Whilst we found no serious problems, such junctions should be regularly checked and re-sealed if they are defective.

D7 Conservatory and porches

The porch is built of timber with a tiled roof.

3

The porch is of basic construction and beginning to rot. Some of the roof tiles are weathered and broken.

Condition Rating 3

This could lead to damp and damage to the property.

This is a risk to the building, and we refer you to our comments in Section I.

The repairs and improvements should be undertaken soon.

The porch will not meet building or modern habitation standards and may well be cold and damp at times. It should be appreciated that such structures are not constructed to the same standard and specification as the main building and will ultimately have a limited life. Repairs, when necessary, can sometimes result in extensive renewal which could be costly.

D8 Other joinery and finishes

The external joinery comprises of fascias and soffits. These are made of timber and plastic.

3

The external decorations are in poor order.

The repairs and improvements should be undertaken soon.

Because of height/orientation, access will be difficult and specialist equipment will be needed which may increase costs.

Condition Rating 3

D9 Other

The property has a balcony at second floor level to the rear.

2

The floor coverings to the balcony are damaged and in poor condition.

Condition Rating 2

The repairs and improvements should be undertaken soon.

E

Inside the property

Inside the property

Limitations to inspection

As previously mentioned, due to the Coronavirus (COVID-19), we have been advised to minimise contact with door handles. Therefore we are unable to test the operation of the internal doors/cupboards etc. The roof structure could not be inspected as the roof void has been converted to provide additional living space and as a result the roof structure is concealed from view. The roof void over the side extension could not be inspected as there is no access hatch. The laminate flooring could not be tested with a moisture meter. The fitted floor coverings throughout the property restricted our inspection of the floors. The stair underlining and carpet restricted our inspection of the staircase and its structure. Therefore, where Condition Ratings have been allocated, these may well have been based on a limited inspection. It is possible therefore, that defects may exist in these unseen areas and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.

E1 Roof structure

1 2 3 NI

The roof space has been converted and as result the roof structure is concealed. We refer you to our comments in Section E9.

NI

Condition Rating NI

E2 Ceilings

The property has a mixture of older type lath and plaster and plaster ceilings. These have a range of painted and textured finishes.

2

The ceiling plaster is cracked in a few places.

Condition Rating 2

The repairs needed are not serious or urgent and are considered to be part of normal maintenance work of the property and should be dealt with after taking ownership or when annual maintenance is next carried out.

Cracking in plaster often occurs due to the general ageing of the material and loss of adhesion over time and normal shrinkage of the material. The cracking is not considered serious or significant. If repaired and filled, the cracking may re-occur from time to time.

The original lath and plaster finishes are particularly susceptible to vibration and disturbance such as that experienced when carpets are fitted or new services installed. This causes the plaster to become detached from its backing and it may well be at the end of its serviceable life. Ongoing patch repairs will be necessary.

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

The textured ceiling finishes may contain asbestos but only a detailed laboratory test can confirm this. In the meantime the material should not be disturbed, sanded or drilled, without taking suitable safety precautions. You can obtain further information from a Local Authority Environmental Health Officer or from the Government's Health and Safety Executive.

This is a risk to persons, and we refer you to our comments in Section I.

Inside the property (continued)

E3 Walls and partitions

The property has a mixture of solid masonry, plasterboard lined and timber framed internal walls. These have been mostly plastered with some wall tiling in the kitchen and bathroom. 2

The wall plaster is blown/loose and cracked in places.

Condition Rating 2

The repairs needed are not serious or urgent and are considered to be part of normal maintenance work of the property and should be dealt with after taking ownership or when annual maintenance is next carried out.

Cracks in plaster often occur due to the general ageing of plaster and normal shrinkage over time. The cracking is not considered serious or significant. If the cracks are repaired and filled, they may re-occur from time to time.

Condensation often forms on cold walls due to poor ventilation and inadequate heating. To reduce the risk of such condensation, the ventilation and heating should be managed together to effectively remove any excess moisture from the air without suffering too much heat loss.

Staining was noted to wall surfaces within the utility room. This was tested with a moisture meter and found to be high and therefore only some redecoration is considered to be required.

E4 Floors

The ground floor is of suspended timber and solid concrete construction. The upper floors are formed in timber. Where visible, floors have a mixture of carpeted, vinyl sheet and modern timber laminate finishes. Floor coverings restricted close examination of the floor surfaces. 1

The floors are in satisfactory condition with no obvious serious defects. The floor finishes, where visible, also appear satisfactory. We found no evidence of significant dampness within the scope of our inspection and report. There were an adequate number of air vents to ventilate under-floor areas. The floors should be checked periodically and finishes examined for any ageing and/or disrepair. They should be maintained in the normal way.

Condition Rating 1

Whilst no signs of wood-boring beetle attack were found, older properties such as this one are very susceptible to such infestation which may well be discovered when the property is completely emptied. Should an outbreak be discovered, localised treatment may be necessary.

E5 Fireplaces, chimney breasts and flues

The property has two fireplaces. The lounge fireplace contains a gas fire. The dining room fireplace contains an open fire. 3

Dampness

High damp meter readings were recorded in the chimney plaster in the second floor bedroom. We understand that this was due to a leak around the chimney stack which has recently been repaired but as noted above, damp was still evident at the time of our inspection. The area should be monitored but it is likely that damp affected plaster will require replacement.

Inside the property (continued)

E5 Fireplaces, chimney breasts and flues (continued)

Legal advisers should make enquiries into any guarantees covering the repair works and we refer you to section H. 3

This is a risk to the building, and we refer you to our comments in Section I.

Condition Rating 3

The fireplaces appear in satisfactory condition. However we cannot comment on its serviceability or working condition. The flue is also hidden and therefore we can make no comment on its effectiveness or condition. All fuel burning appliances and their flues should receive regular annual inspection and servicing to remain in good condition.

Condition Rating NI

For safety reasons, all flues should be checked by a reputable chimney sweep and swept clean prior to use. All unused flues should be covered and ventilated to reduce any risk of rain penetration and internal condensation which could result in serious damp and decay.

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

There are a number of laminated built-in fittings in the kitchen and the utility room. 2

The built-in fittings are rather dated and damaged in places. The work surfaces are inadequately sealed at their edges in places.

Condition Rating 2

The repairs and improvements should be undertaken soon.

The built-in fittings being of basic quality will require more maintenance and repair than normal.

The seals around the kitchen/utility worktops should be renewed regularly to prevent seepage and damp occurring.

A mechanical extractor fan should be installed in the kitchen to remove excessive water vapour.

E7 Woodwork (e.g. staircase and joinery)

The property has timber doors, stairs and skirting boards. 2

The decorative timber detailing to the second floor staircase newel post is loose.

The remaining woodwork is generally in satisfactory condition but some wear and tear is evident in places. The internal decorations are also in fair order. Woodwork requires regular maintenance and decoration.

Condition Rating 2

The repairs needed are not serious or urgent and are considered to be part of normal maintenance work of the property and should be dealt with after taking ownership or when annual maintenance is next carried out.

Inside the property (continued)

E7 Woodwork (e.g. staircase and joinery) (continued)

Whilst no obvious signs of wood-boring beetle attack were found in the joinery timbers, older properties such as this one are very susceptible to infestation. Evidence of wood-boring beetles may well be discovered when the property is completely emptied. Should an outbreak be found, specialised treatment may be necessary.

2

E8 Bathroom fittings

There are relatively modern bathroom fittings in this property.

The fittings are generally in satisfactory condition. We have not carried out any tests on the fittings and therefore we cannot comment on their operation or serviceability. Such fittings require regular servicing to remain in working order.

Condition Rating 1

The seals around the bathroom fittings should be renewed regularly to prevent seepage and damp occurring.

A mechanical extractor fan should be installed in the bathroom as there is insufficient open ventilation to remove excessive water vapour.

1

E9 Other

The property does not have any mains powered smoke/fire or carbon monoxide alarms.

This is a risk to persons, and we refer you to our comments in Section I.

It would be prudent to install mains powered smoke/fire and carbon monoxide alarms.

Condition Rating 3

Loft Conversion

The loft has been converted into additional accommodation.

The work appears acceptable but as most of the construction is covered up, we cannot comment in detail on the quality of the conversion work. The conversion work should be inspected regularly and maintained where necessary.

Condition Rating 1

Your legal adviser should check for any necessary approvals and permissions for the roof conversion and we refer you to Section H. If no formal approval has been obtained or if any regulations have been breached, then costly improvements may well be needed. The area should not be used until it fully complies with all Building Regulation requirements.

This property may suffer from condensation when heating and ventilation are not balanced effectively. This factor is very much dependent on the number of occupants and how a property is used. If either heating or ventilation is deficient then condensation will occur. This could eventually result in black staining and mould on colder surfaces such as those found around windows and doors, behind furniture and in cupboards and rooms where there is poor heating.

3

Inside the property (continued)

E9 Other (continued)

The situation can be exacerbated by the amount of normal day-to-day activities which produce excessive amounts of water into the atmosphere. Seasonal climate conditions and periods when the property is left unoccupied will also increase the likelihood of condensation. To reduce this risk you should ensure that there is sufficient heating and ventilation at all times and that both are carefully monitored and balanced appropriately. Condensation and its causes are multi-factorial and sometimes nothing less than significant upgrading of the heating and ventilation together with improving the fabric of the building will stop condensation and mould occurring.

In addition to the asbestos mentioned earlier in this report, properties of this age and type are likely to contain other asbestos based materials in one form or another. The presence of asbestos would not normally constitute a hazard unless the material which contains asbestos is disturbed, drilled or damaged. When maintenance work, building improvements or alterations are undertaken, you should therefore be mindful of the possibility of asbestos and the need for a licensed contractor to remove and dispose of any asbestos found which could be costly.

3

F

Services

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

F

Services

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

Limitations to inspection

The internal stopcock could not be located. Therefore, where Condition Ratings have been allocated these may well have been based on a limited inspection. It is possible that defects may exist in this unseen area and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.

F1 Electricity



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 meter and consumer unit can be found under the stairs. Where visible, the installation has been wired in older type plastic covered cable.

3

We do not know if there is a current test certificate for the electrical installation. The electrical installation appears dated and much is hidden from view. As such systems require specialist knowledge, we cannot comment on its serviceability or safety. This is a risk to the building and to persons, and we refer you to our comments in section I. You should ask an approved electrical engineer registered with either the National Inspection Council for Electrical Installation Contracting, (NICEIC), (www.nieic.com/) or with the Electrical Contractors Association, (www.eca.co.uk) to inspect and test the electrical installation and report to you before exchange of contracts as there is no current test certificate for the system. We refer you to the page in this report entitled 'What to do now'. Your legal adviser should check the validity of any test certification for the installation. We refer you to our comments in Section H. Until the installation has been tested and certified as safe, it should not be used.

Condition Rating 3

F2 Gas/oil

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

Natural gas is connected and the meter and stopcock are located under the stairs.

3

We do not know of any current test certificate for the gas installation.

The installation appears in fair order with no significant defects evident. However, as much is hidden from view and as such systems require specialist knowledge, we are unable to advise on its serviceability or safety.

Such defects are a risk to the building and to persons, and we refer you to our comments in section I.

You should ask an appropriate person to inspect the installation before exchange of contracts as there is no current test certificate for the system. We refer you to the page in this report entitled 'What to do now'.

Services (continued)

F2 Gas/oil (continued)

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

Your legal adviser should check the validity of any test certification for the installation and we refer you to Section H. 3

The installation should be inspected and tested every 12 months. If it has not been inspected within the last 12 months, then it should not be used until a full test of the system has been carried out and any faults/shortcomings rectified.

Condition Rating 3

F3 Water

The property is connected to the mains supply. The outside stopcock is in the pavement. The cold water pipework internally, where visible, is in a mixture of materials including copper and plastic. There is no water storage facility as the property is served direct from the mains. 1

Where visible the cold water installation appeared satisfactory with no serious defect or obvious leakage. We have not carried out any tests on the system and therefore we cannot comment on the operation or serviceability of any of its components.

Condition Rating 1

As the internal stopcock could not be found, the vendor should advise you on its location before occupation.

The main supply pipe, if original, may be reaching the end of its serviceable life.

As there is no water storage tank, if the mains supply is interrupted or broken, then no water will be available for cooking, washing etc.

F4 Heating

Central heating and hot water is provided by a gas combination boiler which is located in the utility room. This serves the radiators. The central heating is supplemented by the gas fire in the lounge. The central heating pipes, where visible, are in copper. 3

We do not know of any current test certificate for the boiler, heating system or gas fire. No obvious defects were seen but we have only carried out a visual inspection of the systems and therefore cannot comment in detail on its working condition. This is a risk to the building and to persons, and we refer you to our comments in section I. You should ask a gas safe registered engineer to inspect and report on the boiler, heating system and gas fire as there is no evidence of an installation inspection in the last 12 months this should be done before exchange of contracts. You should follow the advice set out in the 'What to do now' page in this report. Your legal adviser should check the validity of any service information and/or test certification for the boiler, heating system and gas fire and we would refer you to section H. If there has been no inspection or test within the last 12 months then an inspection and service/safety test of all heating appliances must be carried out before use. The boiler should have either Building Regulation approval or should have been fitted by a registered installer with the relevant competences.

F

Services (continued)

F4 Heating (continued)

Your legal adviser should check that Local Authority approvals have been obtained or that a registered installer has been used for the work. We refer you to our comments in Section H.

3

Condition Rating 3

F5 Water heating

Hot water is provided direct by the central heating boiler which can be found in the utility room.

3

As mentioned in F4: Heating, we are not aware of any current test certificate for the boiler.

Where visible the hot water installation appeared satisfactory with no serious defect or obvious leakage. We have not carried out any tests on the system and therefore we cannot comment on the operation or serviceability or safety of any of its components.

This is a risk to the building and to persons, and we refer you to our comments in section I.

You should ask an appropriate person as mentioned before to inspect and report on the boiler as there is no evidence of an installation inspection in the last 12 months. This should be done before exchange of contracts and you should follow the advice in the 'What to do now' page in this report.

Your legal adviser should check the validity of any service information, test certificate and any guarantees for the boiler. If there has been no inspection or test within the last 12 months then an inspection and service/safety test of all water heating appliances must be carried out before use.

Condition Rating 3

F6 Drainage

The property is assumed to be connected to a shared drainage system which discharges into the public sewer. The above ground drainage pipes are plastic.

1

Where access could be obtained, the above ground and below ground foul drainage was found to be clear and free from any serious blockage. However, we cannot comment on serviceability as most of the drainage system is hidden from view. All drainage should be inspected and cleaned through periodically.

Condition Rating 1

Following changes in the law in October 2011, Water Companies may well be responsible for some or all of the underground drainpipes. Your legal adviser should check this aspect and report to you on its consequences and we refer you to our recommendations in Section H.

Although, there were no obvious defects the drainage is old and the ground is of a shrinkable type and therefore it would be prudent to commission a camera inspection of the drains. This should be carried out by a reputable and experienced contractor, see the 'What to do now' page in this report.

F

Services (continued)

F7 Common services

None

G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations to inspection

None

G1 Garage

1 2 3 NI

None

G2 Permanent Outbuildings and Other Structures

There is a storage shed in the rear garden. It is built of brick, blockwork and timber and has a felt covered roof.

1

The sheds is satisfactory for its use. Such structures require regular maintenance.

Condition Rating 1

The flat felt covered roof will have a limited life and may be prone to sudden failure.

G3 Other

The boundaries of the property are defined by a mixture of timber fencing and brick walls.

2

The brick boundary walls are cracked and damaged in places.

The concrete paths to the rear of the property are cracked in places.

The brick retaining walls in the rear garden are cracked and damaged in places.

The boundary fencing is damaged and leaning slightly in a few places.

The front gate is corroded and damaged.

Condition Rating 2

The repairs and improvements should be undertaken soon.

Your legal adviser should check the ownership of and extent of the boundaries to this property. We refer you to our recommendations in Section H.

H

Issues for your legal advisers

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

Issues for your legal advisers

H1 Regulation

Ask your legal adviser to check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- The new windows and doors
- The side extension
- The roof conversion
- The double glazing installation
- The cavity wall insulation
- The installation of the boiler and gas fire

and that all statutory inspections have been made and appropriate completion certificates issued. If regulations have been breached or work carried out without the necessary approvals and certificates, then extensive and costly alteration works may well be needed to ensure compliance.

H2 Guarantees

Ask your legal adviser to check for the existence, validity and transferability of enforceable guarantees and certificates for:

- The replacement windows and doors
- The double glazing installation
- The recent repairs carried out in relation to the dampness noted to chimney breasts at second floor level
- The boiler and gas fire
- The cavity wall insulation treatment
- The gas installation and appliances

which should be assigned to you as a new owner of the property. The extent of any work should also be confirmed.

Ask your legal adviser to establish in the pre-contract enquiries the existence and validity of any service agreements or engineer's certificates for the:

- Central heating system and gas fire
- Electrical system

with this property. The date of original installation, the name of the service company and when testing/servicing was last carried out, should also be determined.

H3 Other matters

Ask your legal adviser to:

- Confirm that the property is freehold and free from any encumbrances
- Make further enquiries and advise you on your rights and liabilities for the drainage pipes that not only serve this property but which also serve neighbouring properties. If some of these drain pipes are now designated as Public Sewers under legislation passed in 2011 and are within your boundary, your right to build over these drains may be restricted
- Make further enquiries and advise you on the ownership and obligations for the maintenance, extent and position of the property's boundaries



Risks

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

Risks

I1 Risks to the building

C: Local Environment - presence of shrinkable sub-soil under the property

D7: Conservatories & Porches - Porch in disrepair

E5: Fireplaces, Chimney Breasts & Flues - damp to chimney breasts

F1: Electricity - no current test certificate

F2: Gas/Oil - no current test certificate

F4: Heating - no current test certificate - boiler and gas fire

F5: Water Heating - no current test certificate - boiler

I2 Risks to the grounds

C: Local Environment - shrinkable sub-soil present

I3 Risks to people

E2: Ceilings - possible asbestos content

E9: Other - missing mains powered fire/smoke alarms & missing mains powered carbon monoxide alarms

F1: Electricity - no current test certificate

F2: Gas/Oil - no current test certificate

F4: Heating - no current test certificate - boiler and gas fire

F5: Water Heating - no current test certificate - boiler

I4 Other

None

J

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

Qualifications

Company

Address

Phone number

Fax number

Email

Website

Property address

Client's name

Date this report was produced

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

Signature

K

What to do now

Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

L

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

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

The service

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

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

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

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

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

The inspection

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

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

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

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

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

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

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

Services to the property

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

Outside the property

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

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

Flats

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

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

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

Dangerous materials, contamination and environmental issues

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

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

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

The report

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

Condition ratings

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

- **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.
- **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.

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

Energy

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

Issues for legal 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. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.

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

Standard terms of engagement

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

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation and reinstatement costs.

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).

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

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

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

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

This report is for use in the UK.



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

Complaints handling procedure

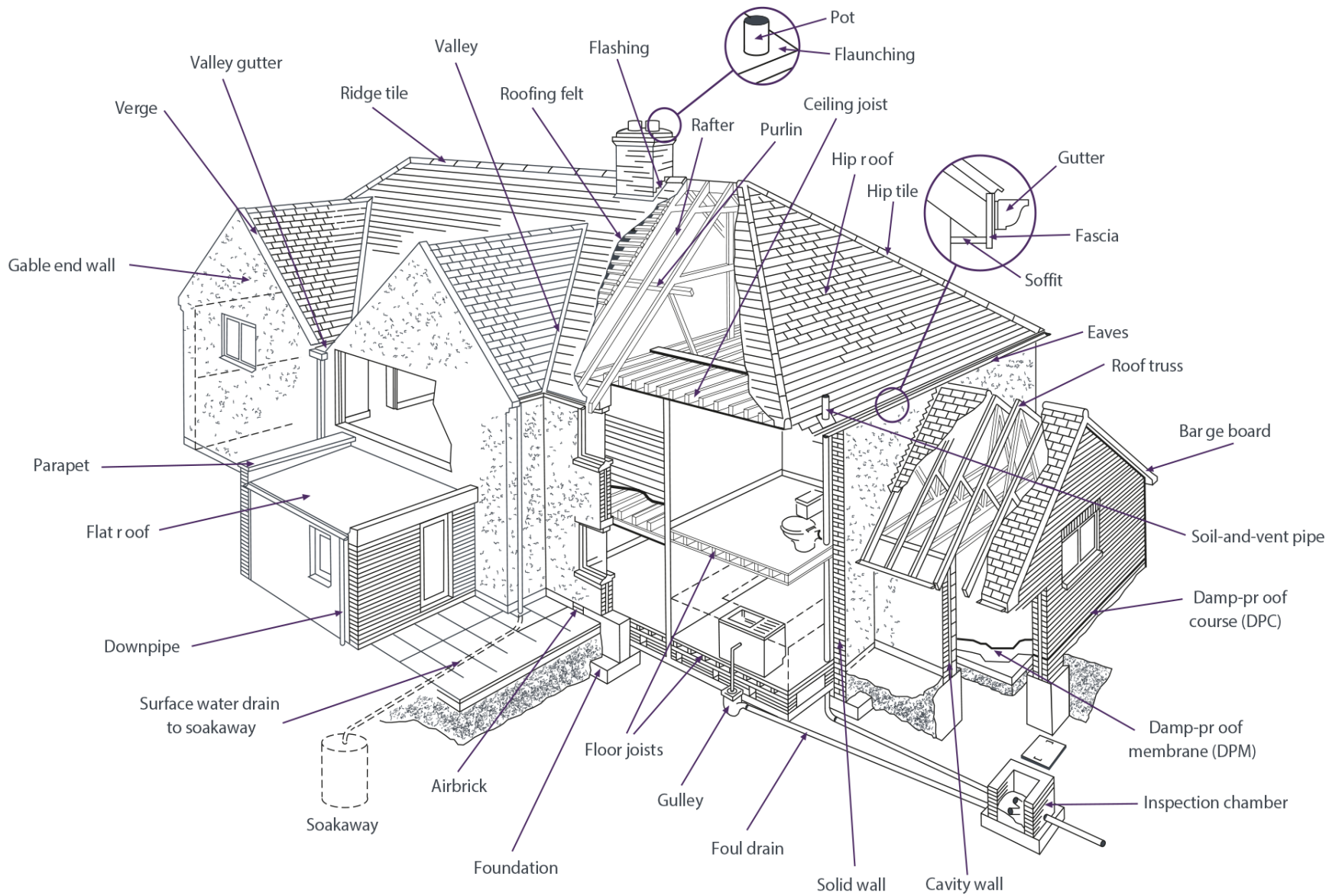
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

M

Typical house diagram

Typical house diagram

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



RICS disclaimer

You should know...

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

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

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

Maintenance tips

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact an RICS qualified surveyor for further advice.

Outside the property

You should check the condition of your property at least once a year and after unusual storms.

Routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- Chimney stacks: Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen arials or other fixings, including the materials used to form the joints with the roof coverings
- Roof coverings: Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.

Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.

- Rainwater pipes and gutters: Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- Main walls: Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
- Windows and doors: Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- Conservatories and porches: Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
- Other woodwork and finishes: Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Inside the property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.

- **Roof structure:** When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- **Ceilings:** If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- **Walls and partitions:** Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- **Floors:** Be alert for signs of unevenness when you are moving furniture, particularly with timber floors
- **Fireplaces, chimney breasts and flues:** You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- **Built-in fittings:** Check for broken fittings.

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices ones a year
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear there as necessary. Keep gullies free from debris

Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
- **Other:** Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.