

RICS  
**Building Survey** 

*3 Counties Surveying Ltd*

Property address

Wiltshire

Client's name

Date of inspection

14 April 2020



# Contents

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

\* Please read the entire report in order

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In a world where more and more people, governments, banks and commercial organisations demand greater certainty of professional standards and ethics, attaining RICS status is the recognised mark of property professionalism.

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# A

## Introduction to the report

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

The Building Survey aims to:

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

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

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

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

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

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E



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## B

## About the inspection

Surveyor's name	Tony McKenty		
Surveyor's RICS number	6800578		
Company name	3 Counties Surveying Limited		
Date of the inspection	14 April 2020	Report reference number	QA539891
Related party disclosure	I am not aware that there any conflicts of interest as defined in the RICS Valuation Standards and the RICS Rule of Conduct.		
Full address and postcode of the property			
	 <p>IMG_0001.JPG</p>		
Weather conditions when the inspection took place	At the time of our inspection it was dry following a few weeks of mixed weather.		
The status of the property when the inspection took place	The property was unoccupied and furnished. The floors were extensively covered and cupboards were full of stored items at the time of our inspection. This prevented a detailed inspection of some of the areas of the property.		
Property address			

# B About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than through their normal operation in everyday use.

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.

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

<b>3</b>	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
<b>2</b>	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.
<b>1</b>	No repair is currently needed. The property must be maintained in the normal way.
<b>NI</b>	Not inspected (see 'Important note' below).

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

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

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

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

If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.

Where practicable and agreed we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.



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

Property address

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

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

## Overall opinion

We can report that the property is a satisfactory proposition for purchase. If you are prepared to accept the cost and inconvenience of dealing with any repair/improvement works reported below and they are carried out to a satisfactory standard we can see no reason why there should be any difficulty on resale. Unless stated within the report any defects noted are not unusual for this age property.

Due to the age of the property a degree of ongoing maintenance should be anticipated.

The report contains advice on the overall condition of the property and is not an inventory of every single defect, some of which would not significantly affect the value of the property. Please see the terms of engagement.

3

Section of the report	Element number	Element name
E: Outside the property	—	—
F: Inside the property	—	—
G: Services	G1 G2 G4 G5	Electricity Gas/oil Heating Water heating
H: Grounds (part)	—	—

2

Section of the report	Element number	Element name
E: Outside the property	E1 E2 E3 E4 E5 E6 E8 E9	Chimney stacks Roof coverings Rainwater pipes and gutters Main walls Windows Outside doors Other joinery and finishes Other
F: Inside the property		

Property address

# C

## Overall assessment and summary of condition ratings (continued)

	F1	Roof structure
	F2	Ceilings
	F3	Walls and partitions
	F4	Floors
	F5	Fireplaces, chimney breasts and flues
	F6	Built-in fittings
	F7	Woodwork
	F8	Bathroom fittings
	F9	Other
G: Services	G3	Water
H: Grounds (part)	—	—

### 1

Section of the report	Element number	Element name
E: Outside the property	—	—
F: Inside the property	—	—
G: Services	—	—
H: Grounds (part)	—	—

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## Summary of repairs (and cost guidance)

Formal quotations should be obtained prior to legal commitment to purchase the property

Repairs	Cost guidance (where agreed)
Electricity – Please see Section G1	
Oil – Please see Section G2	
Heating – Please see Section G4	
Water Heating – Please see Section G5	

## Further investigations

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

If there are no recent certificates within the last 10 years from an NICEIC/ECA Registered contractor for the electrical installation. We recommend a full test of the entire property is carried out before purchase and certificates obtained. Please see Section G1 – Electricity and Section J1 – Risks.

If there are no recent certificates within the last 1 year from a Oil Registered contractor for the oil installation, we recommend a full test of the entire property is carried out before purchase and certificates obtained. Please see Section G2 – Gas/Oil and Section J1 – Risks.

If no recent certificate for the boiler is available within the last 12 months. We recommend that the complete heating system is checked by a competent Gas Safe or/and an NICEIC/ECA Registered contractor and certificates are provided before purchase. Please see Section G4 – Heating and see Section J1 Risks.

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# D About the property

Type of property	<p>The property is a detached house on two floors.</p> <p>The property approximately faces North.</p> <p>All directions were taken facing the front of the property.</p>
Approximate year the property was built	<p>1880</p> <p>We believe part of the property was originally built as a single storey stable in 1880 according to the Vendor.</p>
Approximate year the property was extended	<p>1985</p> <p>We believe the conversion of the barn was carried in the mid 1980's according to the Vendor. This includes a two storey extension to the right-hand side. The single storey extension to the front elevation and the two storey extension to the right-hand side elevation were carried out approximately 20 years ago according to the Vendor. Your Legal Adviser should have these dates confirmed.</p>
Approximate year the property was converted	
Information relevant to flats and maisonettes	

## Accommodation

Ground floor: 1 Dining room, 1 Sitting room, 1 Utility room, 1 Study, 1 Garden room, 1 Play room.

First floor: 4 Bedrooms, 1 En-suite and 1 Main Bathroom.

## Construction

The property is constructed of a mixture of solid brick and cavity construction under a pitched roof with an outer fabric of slate.

The ground floors are of solid construction and the first floors are of suspended timber construction.

## Means of escape

You should draw up a simple fire escape plan for the property.

The best route is the normal way you come in and out of your home.

Plan a second route in case the first one is blocked – consider windows.

Take a few minutes to practice your escape plan regularly.

Keep door and window keys where everyone you live with can find them – on hooks behind curtains or boxes on window sills perhaps.

If you have additional security gates or shutters, make sure they can be easily opened from

Property address

# D About the property (continued)

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the inside without a key in a fire.

If you – or anyone you live with – might find it difficult to escape quickly without assistance in an emergency, make extra plans to get them to safety, or seek extra expert advice.

Make sure everyone in your home understands what to do in a fire. Remember to keep visitors in the know, too. Contact <https://www.london-fire.gov.uk/> for further advice.

## Security

You may wish to install security alarms and fittings to windows and doors to comply with your insurance company requirements. Further advice should be sought from your insurance company.

## Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will report the 'Current' rating here. We have not checked this rating and so cannot comment on its accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

## Energy Efficiency Rating

D55

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## D

## About the property (continued)

## Services

## Gas

Mains

Other

## Electricity

Mains

Other

## Water

Mains

Other

## Drainage

Mains

Other

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

## Central heating

Gas

Electric

Solid fuel

Oil

None

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

PV / thermal solar panels were noted on the front roof of the property. A lease may exist related to the installation and your Legal Adviser should confirm this and any implications. Please note that the suitability for mortgage could be affected. Please see Section E1 - Electricity and I1 - Regulations for further comments.

Your Legal Adviser should provide further information regarding any potential Feed-in Tariffs / Renewal Heat Incentive (RHI) that apply to the property. Please see Section I3 - Other Matters.

## Grounds

There is a small courtyard to the front with the main garden to the left-hand side and a small courtyard to the rear.

There is off-street parking for 2 cars.

## Location

The property is in an established residential area with properties of similar and character.

## Facilities

Local facilities within walking distance are limited. You should make yourself aware of the surrounding areas regarding public services and local amenities before purchase.

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# D

## About the property (continued)

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### Local environment

We have not tested for radon during our inspection.

The property is not in a risk from radon.

For further information on radon please visit [www.ukradon.org](http://www.ukradon.org).

It does not appear that the property is situated in a coal mining area. However, it would be prudent to seek confirmation from your Legal Adviser.

<https://www.groundstability.com/public/web/log-order?execution=e1s6>

We found no evidence that the property has been affected by flooding or is in a flood area but your Legal Adviser should make enquiries at the Environmental Agency.

Although a full inspection of the garden has not been carried out Himalayan balsam and/or Japanese Knotweed has not been identified.

### Other local factors

At the time of our survey we were not aware of any other additional local factors, for example, significant external noise or any other nuisances. We inspected the property during the day, no signs of any significant sound from neighbouring properties was noted.

Your Legal Adviser should make enquiries with the existing Vendor to determine whether any previous problems or disputes have occurred with neighbours during the time of their ownership.

We are not aware of any other noise unduly affecting the property. However, we would recommend your Legal Adviser makes formal enquiries of the Local Authority prior to purchase to determine of any recorded noise pollution in the area.

Property address

## E

## Outside the property

### Limitations to inspection

It was not raining at the time of our inspection, we cannot confirm whether any leaks are evident on any rainwater goods or sections of inaccessible roofs.

Access was too high to determine the condition of the low-level roof timbers. One way of confirming their condition is to instruct a competent roofing contractor to lift to the low-level slates, inspect the timbers and then replace the covering.

Some of the upper levels of the roof, chimneys and walls were not visible due to line of site.

1 2 3 NI

E1  
Chimney stacks

2

There is a single brick built chimney stack which was in satisfactory condition and free from any significant defects. The brickwork all appeared to be satisfactory.

The lead was securely fixed and free from any signs of rips or tears.

There was a flue fitted to the top which appeared to be securely fixed and free from any signs of defects.

Closer inspection to areas not visible due to the line of sight may reveal defects.

Due to the exposure of chimney stacks and ever changing weather we would recommend regular inspections and maintenance are carried out to prevent any defects.

E2  
Roof coverings

2

The roofs are pitched with an outer fabric of slate. The front elevation appears to be natural slate the remainder where visible are artificial. The majority of the front elevation slates are covered by the solar panels and therefore we cannot comment on any of the areas below.

On the front left-hand side elevation there is a loose slate on the right-hand side valley. This should be refixed.

The left-hand side main elevation appears to be artificial slate. The slates were all securely fixed and free from any signs of significant defects. Some of the slates appear to have lifted or not been fitted correctly at the time of installation. However, these gave no cause for concern.

The slates to the two storey and one storey front extensions are all in satisfactory condition and free from any slipped, cracked or missing slates.

The lead was all securely fixed and free from any rips or tears.

There is a dormer window to the front elevation which has a slate roof and slate sides. This was all in satisfactory condition and free from any signs of defects. The lead was securely fixed and free from any signs of rips or tears.

There is a timber surrounding the front window which has rotted in places. Some repairs and replacement will be required.

The ridges were all securely fixed and flat and level. Some minor missing mortar was noted which should be repointed to prevent water penetration to the internal timbers.

Some minor moss was noted that should be cleared to prevent blockages to the rainwater goods and drainage.

There was no signs of any undulation to the roof.

Property address

## E

## Outside the property

The roof should be checked periodically for any defects and if found, should be replaced to prevent any further damage to the property.

You should instruct a competent contractor to quote for these works. This may include access scaffolding.



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IMG\_0005.JPG

### E3 Rainwater pipes and gutters

2

The rainwater goods, including the gutters and downpipes, are constructed of plastic.

Some staining was noted to the joints around the gutters and downpipes and the gutters were blocked with debris. We recommend a competent contractor cleans the gutters out, carries out any necessary re-sealing, including realignment of the gutters, especially to the front elevation where it appears to have dipped.

The downpipe to the front left-hand side elevation finishes directly onto the ground. This could cause splash back onto the external walls and in turn cause damp penetration internally. If possible, the downpipe should be diverted away from the property or into underground drainage.

We assume that all the gutters and downpipes either discharge directly into the underground drainage or into soakaways.

Rainwater goods should be regularly inspected and maintained to prevent any further leaks or spillages, which in turn, can cause further decay to joinery or the property itself.

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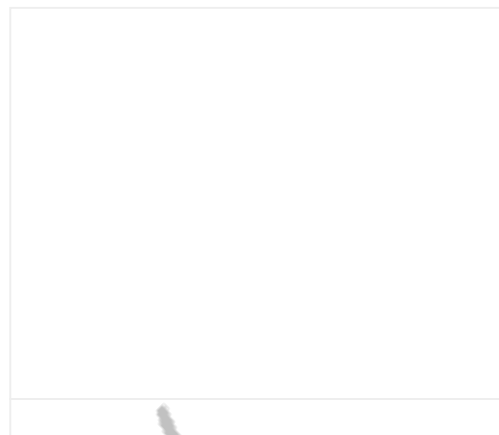
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## E

## Outside the property



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E4  
Main walls

2

The front left-hand side of the property is the original barn. This is constructed of solid brickwork. However, it is possible that a cavity wall has been built internally. This is a matter for your Legal Adviser to advise with the existing Vendor or possibly the contractor who we believe lives nearby.

The first floor section of this elevation was built during the 80's at the same time that the front two storey extension was built. These sections appear to be cavity construction.

There is a single storey extension to the front and a two storey extension to the right-hand side. These were built by the present Vendor.

We believe that these are brick cavity construction. Although they give the appearance of solid walls. We were unable to view the left right-hand side of the property due to limited line of sight.

Some minor cracking was noted around the top left-hand side window on the front elevation and around the French doors to the left-hand side elevation and above the stone lintel.

There is a also a crack where the two storey extension on the right-hand side meets the two storey extension in the middle. This is visible from the rear.

None of these cracks were significant. They should be raked out and filled by a competent contractor to prevent water penetration to the internal surfaces.

As with all cracks, if these reappear or become worse, further investigation by a competent contractor or a Structural Engineer will be required. However, these gave no cause for concern at the time of our inspection.

Some minor spalling was noted to the original brickwork. However, generally the brickwork was all in satisfactory condition.

Trellises are fitted to some of the elevations. We would recommend that these are checked to ensure that the screws are properly sealed to prevent any water penetration to the internal surfaces.

A plastic damp proof course was noted to the new extensions.

The ground levels to the front and rear are too high. It is recommended that the ground levels should be 150mm below the existing damp proof course to prevent bridging. We would recommend that this area is lowered by a competent contractor.

Note: The ground level to the rear is the section adjacent to the utility room back door. The

Property address

## E

## Outside the property

front elevation is on the lane. This may prove difficult to lower. The remainder of the front has been laid to chippings and if this is 150mm below the existing DPC than this will be sufficient.

No signs of subsidence or any other significant movement was noted to the building. However, confirmation should be sought from the vendors whether any structural repairs or underpinning has taken place as this will affect your insurance premiums.

The foundations have not been inspected and generally speaking are not visible. Your Legal Adviser should make enquires and confirm that the property has not been underpinned as works may have been undertaken in the past which are now not readily apparent. Older properties are likely to have limited foundations which are unlikely to comply with modern requirements. Extensions of more recent construction should at least have complied with the Building Regulations in force at the time of construction. Where foundations are limited, then the building is likely to be constructed upon a subsoil subject to seasonal shrinkage and expansion, which can cause structural movement.

In cavity construction the inner and outer leaves of the walls are bonded together by means of ties. The cavities have not been inspected and we cannot comment on the condition of these ties, nor on the presence of waste material, which may block or obstruct the cavity. In cavity walls built before 1982, metal wall ties may be subject to corrosion and this process can occur where visible signs become apparent. In severe cases costly repair is necessary. There is no evidence in this instance.

We are unsure whether the cavity walls contain any insulation, although due to its recent construction we assume they are as building regulations for cavity wall insulation began in Approx.1993. This cannot be confirmed without damaging the wall itself which is beyond the scope of this report. Your Legal Adviser should have this confirmed during their searches.

All mortar joint cracks should be filled as they become apparent to help prevent water penetration.



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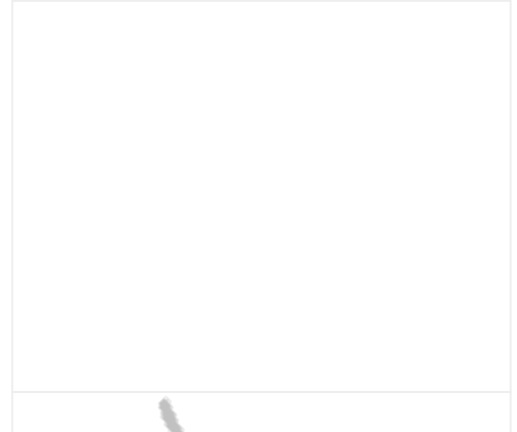


## E

## Outside the property



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E5  
Windows

2

The windows are of uPVC with double glazed units.

The first floor window on the left-hand side front gable top opener, the seals have blown. This double glazed unit will require replacement.

The window to the master bedroom, the seals have blown. The double glazed unit requires replacement.

The window to the en-suite bathroom is very stiff and ease and adjustment is required.

Not all of the windows were tested as keys were not available for all of the windows.

The quality of double glazed units can vary. Whilst the units in the property appear sound at present, no comments can be made about their long term durability. As double glazing has a limited life and is prone to deterioration at edge seals. Enquires in respect of any guarantees available would be prudent as failure can occur at any time.

Where windows have been installed we would expect the supporting lintels to have been exposed and where necessary to have been upgraded. Whilst there are no obvious indications to suggest serious defect without disruption investigations we are unable to confirm the adequacy of the lintels above the openings. If you are at all concerned, you should refer to the original installation contract or arrange for the lintels to be exposed prior to purchase. It is a requirement today that replacement windows and doors are installed subject to Building Regulations approval or by a FENSA Registered contractor.

The mastic around the outside to some of the windows surrounding the brickwork needs to be reapplied in the short term to prevent any moisture ingress internally.

You should instruct a competent FENSA contractor to quote for these works. This may include access scaffolding. They should check all of the windows when keys are available to inform you of your future liabilities.

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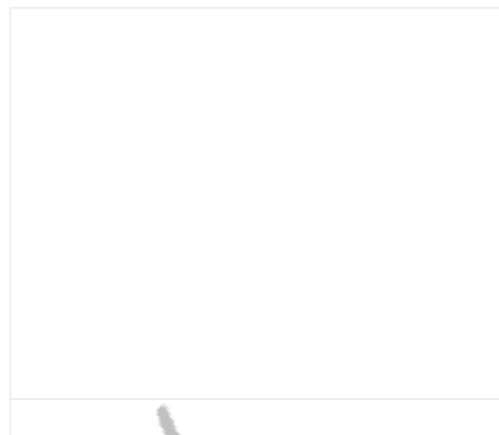
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# E Outside the property



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E6  
Outside doors  
(including patio doors)

2

The doors are of uPVC construction.

The doors are uPVC with double glazed units. These were free from any signs of defects. The majority of the doors opened and closed easily. The weather sills were all in satisfactory condition. You should ensure keys are available for all doors.

However, the double glazed unit to the front door, the seals have blown and this unit will need replacing.

Please see comments in Section E5 - Windows, regarding the potential failure of sealed double glazed units.

Where replacement doors have been installed. We would expect the supporting lintels to have been exposed and where necessary to have been upgraded. Whilst there are no obvious indications to suggest serious defect without disruption investigations we are unable to confirm the adequacy of the lintels above the openings. If you are at all concerned, you should refer to the original installation contract or arrange for the lintels to be exposed prior to purchase. It is a requirement today that replacement windows and doors are installed subject to Building Regulations approval or by a FENSA Registered contractor.

You should instruct a competent FENSA contractor to quote for these works.

E7  
Conservatory  
and porches

NI

The property does not have a porch or a conservatory.

E8  
Other joinery  
and finishes

2

The fascias and soffits are of timber construction and there is also a timber bargeboard on the gable end.

The timberwork is in satisfactory condition, however some minor rot was noted to the bargeboard and the decorations do require renewing in the short term and to prevent any further defects from occurring. On closer inspection, other areas of rot may become evident. You should instruct a competent contractor to carry out these works.

All external joinery should be regularly maintained to help prevent against rot.

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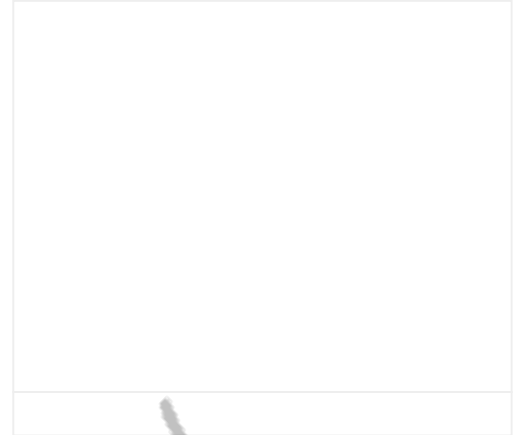
## E

## Outside the property

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E9  
Other

2

Handrails, coping stones, or steps to the exterior element of the property should be regularly checked to prevent any risk or injury. No significant defects were noted.

No other significant areas were of concern to the exterior.

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# Inside the property

## Limitations to inspection

We were unable to fully inspect the roof void to the right-hand side two storey extension. The access hatch only gave access to a small area.

There is no access to front single storey roof void.

The main roof void is fully boarded which limited our inspection of the timbers below.

The carpets and floor coverings were securely fitted. We were therefore unable to lift them and visually inspect any of the floors.

The property was fully of stored items which limited our inspection.

1 2 3 NI

F1  
Roof structure

2

The roof structure is of a typical design in a property of this age and type and the timbers are of an adequate size and spaces to carry normal light loads imposed upon them. The loft should only be used, if at all, for light storage and most importantly none of the timbers should be cut as this could be considered to reduce the structural strength.

No defects were found but a full inspection of all timbers was not possible due to the majority of the areas being boarded with insulation beneath.

The roofing felt beneath the main roof covering is a type 1F sarking felt, commonly used in this situation and becomes brittle with age. It has a tendency to rot at the eaves if not properly supported, the rear of the fascia and top side of the soffit boarding will become damp and provide conditions for wet rot to occur if the felt is not properly fitted.

The felt was in good condition, no defects where visible were noted.

Note: The bottom sections, in some areas, have been renewed. This is possibly due to the felt having rotted at gutter level. This is a quite common defect as the felt is exposed and sits in the gutter. It would be prudent for your Legal Adviser to ask the existing Vendor when these works were carried out and whether any guarantees exist.

Our limited inspection revealed no evidence of any significant rot or active wood-boring beetle infestation.

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

Asbestos materials are often used as insulating materials and often found around flues in the roof space. We refer to our later comments in Section J3 - Risks to People regarding the dangers of asbestos. Although no asbestos was noted at the time of our inspection.

Some of the roof timbers were tested with an electronic damp meter and no significant dampness was detected.

It was noted there was a lack of ventilation in the main roof void and we would recommend that vents are fitted into either the ridge or the roof tiles or into the soffits to front and back. These should be installed by a competent contractor. This will reduce condensation and any possible rot to the timbers and decay to the felt itself. The later roof voids to the front and right hand side are ventilated at soffit level.

The gable end walls were of concrete block construction. These were all in satisfactory condition and no significant defects were noted.

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## F

# Inside the property

Some minor cracking was noted to the bricks and the render to the chimney stack. These were of no significance and should just be repaired during the next term of maintenance.

Where visible the two storey right hand side roof void appeared free from any significant defects and was well insulated.

The wiring and panel for the solar panels are in the main roof void. These were securely fixed but should be checked as part of the electrical testing. Please see Section G1.

There are water tanks in the main roof void. Please see Section G3.



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## F2 Ceilings

2

The ceilings are plasterboard construction. They were flat and level and free from and significant defects, some minor cracking was noted that should be filled before decoration.

Recessed lights were noted to some of the ceilings. It should be checked with the existing Vendor that proper fire hoods have been fitted.

There are exposed beams in the sitting room. These are possibly not load-bearing. This can be checked when the plans of the conversion works are supplied by your Legal Adviser.

## F3 Walls and partitions

2

The walls are a mixture of concrete block/brick and timber stud construction.

The walls were in satisfactory condition and free from any signs of any significant defects. Minor cracking was noted should be filled before decoration.

However, damp staining was noted around the stop tap in the hallway. The areas here did test dry at the time of our inspection and it is possible that that this is due to a historic leak from the stop tap itself which has since been rectified. Your Legal Adviser should have this confirmed with the Vendor. Some stain blocking and some minor repairs to the plaster will be required before decoration.

There are damp readings and staining to the sides of both sets of French doors on the left-hand side elevation. A further inspection externally revealed that the brickwork and the pointing in around the doorways to this area needs repairs. Please see Section E4- Walls.

Once these areas have been repointed by a competent contractor the internal surfaces should dry out. Some salting will probably need to be brushed off and some stain blocking before decoration.

Property address

# F Inside the property

The timber threshold on the French doors, nearest the road, has lifted. This is probably due to swelling from the penetrating damp as mentioned above. This will continue to swell until the repairs are carried out and it may be necessary to carry out some repairs or replacement to the threshold afterwards.

The external elements of the property, such as the walls, rainwater fittings and seals around doors and windows should always been maintained in order to prevent and reduce the amount of rain penetration to the internal areas.

Some of the walling around the dormer windows have been drylined. These are possibly concealing defects. However, none were noted at the time of our inspection and if these areas have not been properly insulated these may become colder sections. You may wish to have these upgraded.

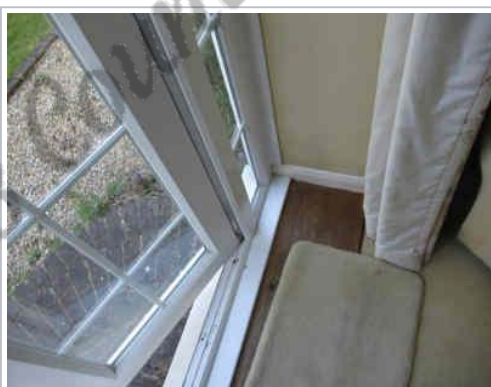
All ground levels should be maintained 150mm below the existing damp proof course to prevent bridging.

Damp can manifest itself in many ways:

- This can be due to poor workmanship of the original damp proof course.
- Absence of a damp proof course to the walls.
- Internal plaster being in contact with the solid floor behind the skirtings which will allow bridging of the damp proof course.
- The external ground levels being above the level of the damp proof course and the internal floors causing bridging of the damp proof course.
- The external render can carry down passed the damp proof course and allow moisture to rise and bridge the damp proof course.
- A new damp proof course has been inserted, however the internal plaster has not been removed and replaced with new plaster to the proper specification.
- Condensation giving the appearance of rising damp.

The property has been altered by extending upwards above the original single storey barn and the addition of two storey extensions and one single storey extension and we assume that some internal structural works have also been carried out during these works.

We have not been provided with any documents regarding Planning or Building Regulations. We therefore cannot comment on whether any extension or alterations to the property have been carried out correctly or legally. This is a matter that should be confirmed by the solicitors.



IMG\_0234-800x600.JPG

Property address

## F

# Inside the property

F4  
Floors

2

A full inspection of the floors was restricted due to floor coverings, furniture or stored items and we cannot categorically confirm that they are free from defects.

The ground floor is of solid construction.

The first floor is of suspended timber construction.

Where inspected, the floors were generally level and firm and free from any signs of defects. However, when coverings and boards are lifted defects may become apparent.

Note: The stone tiles adjacent to the sitting room door have cracked and some minor repairs are required.

Some minor grouting is required to the en-suite bathroom floor.

F5  
Fireplaces, chimney  
breasts and flues

2

The solid fuel appliance fitted to the fireplace in the sitting room may not comply with current safety and ventilation standards and we cannot confirm whether suitable flue liners have been provided. (Please see Section I - Regulations).

All solid fuel appliances installed after April 2006 must either have the benefit of Building Regulations approval for their installation or a HETAS certificate from an approved installer. This should be verified by your Legal Adviser.

No significant defects were noted to the fire or the surrounds.

F6  
Built-in fittings  
(e.g. wardrobes)

2

The kitchen fittings were modern in design. Some minor wear and tear was noted.

There is a water softener under the kitchen sink which has leaked and has caused some damage and rust to the sink unit. Some repairs or replacement will be required. The water softener itself should be overhauled or replaced as necessary.

The pipework underneath the kitchen sink was showing signs of minor corrosion. These are possibly historic leaks. No leaks were noted at the time of our inspection.

The seals around the worktops are poor in places. These need to be sealed to prevent water penetration to the units behind which can cause damage.

It is important you maintain the seals behind kitchen worktops to ensure moisture does not enter the units behind and cause swelling and defects.

It has been noted that due to poor ventilation and overheating of the electrical parts of some appliances, the appliances have been noted to fail prematurely and this has even led to the appliances catching on fire. It is important that your Vendor obtains all the documentation of the appliances which should state the age, make and model and then check with the corresponding manufacturers whether any recalls have been notified.

None of the appliances have been tested or checked. These should be checked by a NICEIC registered electrician before use.

The units to the utility room were all in satisfactory condition and no significant defects were noted.

The wardrobes were all tested and the doors and drawers were all working satisfactorily and no significant defects were noted.

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## F

# Inside the property

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F7  
Woodwork  
(e.g. staircase  
and joinery)

2

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

Some minor adjustments are required to the doors and door furniture in places.

Internal decorations are generally satisfactory but you may wish to redecorate to your own taste. Some repairs may prove necessary to wall and ceiling plaster work as part of the redecoration process.

The stairs consist of equally spaced treads and risers. No defects were noted. The spindles and banisters were all securely fixed.

F8  
Bathroom and  
kitchen fittings

2

The sanitary fittings are of modern design and appear satisfactory, although subject to wear and tear.

There is a minor crack to a tile around the bath in the main bathroom. This should be repaired or replaced to prevent water penetration to the surfaces below.

No mechanical fan was noted to the main bathroom. We would recommend one is fitted by registered electrician with a run off timer from the light switch.

There is a fan fitted in the en-suite. This was not working at the time of our inspection. This should be checked during the electrical test. Please see Section G1 - Electrics.

The mechanical fan in the ground floor WC was tested and was working at the time of our inspection.

F9  
Other

2

Mains smoke detectors were noted to the property. However, these have not been tested by ourselves.

We were unsure whether these are connected directly to the main consumer unit as there was separate fuse. If not, you may wish to upgrade these so that they are mains connected. This can be confirmed by the Vendor.

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## G

# Services

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

## Limitations to inspection

No services were tested. As we are not specialists in this field, therefore we recommend that you seek specialist advice on all service matters. Any comments below should be regarded as helpful only and suggestions. They are a not a full complete assessment of any problems that may exist.

1 2 3 NI

G1  
Electricity

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

3

The electrical consumer unit is located in the study, adjacent to the sitting room.

The electrical meter and the meter for the photovoltaic solar panels are located on the right-hand side of the front gable elevation.

Any recessed light fittings should be checked to ensure that fire hoods are fitted above them.

Any alterations to the electrical system since 1st January 2005 must be undertaken by or certified by a suitably accredited electrician (as per BS 7671). You should ask your Legal Adviser to check and obtain confirmation that the alterations have been suitably certified.

If a recent test certificate is not supplied you should have the entire system, including boilers and immersion heaters if they exist, checked by a competent electrician (NICEIC/ECA registered) prior to purchase. The installation should be re-tested every ten years. (Please see Section J1 - Risks).

Please note, the fan in the utility room and the en-suite was not working. These should be tested by a competent contractor.

There is a cracked electrical socket in the utility room to the right-hand side of the sink. This should be replaced before it is used.

The solar panels should be tested.

G2  
Gas/oil

*Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and 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.*

3

There is no gas to the property. Your Legal Adviser may wish to confirm this as it has possibly been capped off and is not visible.

There is an oil tank located in the front garden which provides fuel for the central heating system. You should check with a specialist that the location of the tank complies with current regulations. We would also recommend that a pressure test is carried out on both the oil tank and the pipe from the tank to the central heating boiler as oil spillages can be extremely expensive to rectify. You should ensure that you have both Contents and Buildings Insurance in place to cover this.

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## G

## Services

G3 Water	<p style="text-align: right;"><b>2</b></p> <p>We assume cold water is supplied from the mains.</p> <p>Due to the age of the property, if the water main has not been replaced recently, you should budget for its replacement.</p> <p>The WCs and taps were turned on. These appeared to operate satisfactorily within the limitations of our inspection.</p> <p>No external stopcock was noted.</p> <p>An internal stopcock was noted in the hallway. As noted above in Section F3 - Walls, there has possibly been an historic leak here and it should be confirmed that this has been fixed due to the damp staining found.</p> <p>Much of the internal pipework was hidden either below subfloors, ceilings or behind walls. We are therefore unable to comment on the integrity of the pipework.</p> <p>Water tanks are located in the roof void. However, these were surrounded by boarding which has been screwed shut and we were unable to fully inspect. Where visible they appeared in satisfactory condition and no leaks were noted. They should be supported over three joists on a marine ply or similar and not chipboard.</p> <p>You may wish to have them drained cleaned checked and refilled before use.</p>
G4 Heating	<p style="text-align: right;"><b>3</b></p> <p>Central heating is provided by the means of a oil boiler located in the room to the right-hand side of the dining room serving pressed steel radiators within the property.</p> <p>The central heating was not in use at the time of our inspection. Your Legal Adviser should enquire with existing Vendor about the maintenance records for the installation.</p> <p>The radiators were all securely fixed and free from any significant defects. Some minor corrosion was noted around the pipework. This should be checked during the heating test to ensure there are no leaks.</p> <p>If a recent certificate for the heating is not provided you should instruct a suitably qualified heating engineer to carry out a thorough inspection and test the heating system and carry out any necessary improvements or upgrading to ensure that a certificate can be provided. Please see Section J1 – Risks.</p>
G5 Water heating	<p style="text-align: right;"><b>3</b></p> <p>There is a copper hot water cylinder located in the bathroom. We would recommend that this is tested before use.</p> <p>There is an electrical immersion heater fitted to the hot water cylinder that should be tested prior to use. Please see Section G1 – Electricity.</p>
G6 Drainage	<p style="text-align: right;"><b>NI</b></p> <p>Without extensive exposure works, we cannot confirm the layout of the underground drainage system. We assume the property is connected to the mains drainage. Your Legal Adviser should make the usual checks in respect of the drainage system and any liabilities regarding any shared drainage with the neighbouring properties.</p> <p>Rainwater is believed to be taken to the main drains or connected to soakaways. These have not been inspected.</p>
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# G

## Services

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A drainage inspection cover was noted on the lane to the front of the property. However, we were unable to lift this and therefore cannot comment on the below ground drainage system. However, if you have any concerns you should instruct a specialist to carry out an inspection.

The soil and vent pipe was not inspected as this appears to be internal.

The property appears to drain to the front of the property, these maybe connected to the neighbouring properties.

G7  
Common services

The property is not a flat. **NI**

G8  
Other services/features

Heat detectors were noted to the property. These have not been tested by ourselves and should form part of any electrical test if they are mains connected.

Any TV, telephone, broadband or satellite installations have not been inspected or tested by ourselves. You should request details of the current service providers.

No alarm was noted to the property, however your Legal Adviser should confirm this with the existing Vendor as one may be present. **NI**

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## H

# Grounds (including shared areas for flats)

## Limitations to inspection

We cannot comment on the below ground conditions as this is beyond scope of this report. If you require detailed information you should obtain a Geological Report from a specialist firm.

We have not inspected the property for possible asbestos products in the garden. If you are at all concerned you should have a full asbestos survey carried out to the garden and the remainder of the property.

1 2 3 NI

H1  
Garages

The property does not have a garage.

NI

H2  
Permanent outbuildings  
and other structures

There are no permanent outbuildings.

However, there is a timber summerhouse to the left-hand side of the garden. This is constructed of timber walls under a pitched roof with an outer fabric of felt.

Some minor rot was noted at the bottom level. Some repairs or replacement are required.

Some undulations were noted to the roof. However, no leaks were noted internally. This maybe historic as they timbers will be lightweight and will sag over time. The vendor should confirm if the roof has been a problem.

A slight spring was noted to the floor. However, this is not uncommon in these structures. It is possible that rot or a lack of strengthening has occurred. This should be monitored.

The timber exterior should be maintained regularly to prevent any decay to the timbers.

Electrics were noted in the timber sun room and shed. These should be tested as part of the electrical tests. Please see Section G1.

H3  
Other

The fences to the boundaries were in reasonable condition, however some ongoing maintenance and decoration is required.

There is a wall to the rear of the property and to the front elevations. These were all in satisfactory condition and free from any signs of significant defects. However, some cracking was noted to the rear wall around the pond area. These should be raked out and filled properly by a competent contractor. This is possibly just settlement, however it should be monitored and if it becomes worse some strengthening works may be required.

Some of the blockwork to the front elevation has been rendered. This is loose, hollow and cracked in places and some repairs are required.

The gate to the front elevation was in good condition.

The paviours were all securely fixed. The steps were in satisfactory condition. However, there is a drop on the right-hand side which may cause injury to small children. You may wish to fit a handrail to the steps.

There are hedges surrounding the left-hand side garden. These were all in satisfactory condition. Ongoing pruning will be required.

There is a pond in the left-hand side garden. Please note, this can cause injury to small

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# H

## Grounds (including shared areas for flats)

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children if barriers are not installed.

You should ask your Legal Adviser to confirm who owns the boundaries and who is responsible for maintaining them. (Please also see Section I – Issues for Your Legal Adviser).

We have not carried out a detailed inspection of the complete garden. Sometimes asbestos cement sheeting may be used within a garden and we would draw your attention to comments in Section J3 – Risks to People.

We did not notice any wet ground underfoot at the time of our inspection. However, if wet ground conditions do become evident you should have the garden re-inspected by a specialist and it is possible that further works may be required, such as land drainage.

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## I

# Issues for your legal advisers

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

11  
Regulations

We assume that Maiden Lane is adopted and maintained by the Local Authority.

However, the lane to the side of the property may not be adopted by the Local Authority. Your Legal Adviser should advise you on this.

Your Legal Adviser should make you aware of any development or road widening proposals that are likely to affect the property.

We are not aware that the property is Listed but your Legal Adviser should confirm this and any limitations that may exist if it proves otherwise.

The property is in a conservation area. Your legal advisor should confirm this and any limitations it will mean.

<http://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=74a353612a934bd48-fee1f2bc564cdd8>

Your Legal Adviser should confirm any Statutory Approvals for any alterations or construction work and obtain copies of pre-plans for any alterations or extension to the property.

Your Legal Adviser should confirm if you or your neighbours have any rights to enter each other property to maintain any boundaries, fences or parts of the structure.

Any responsibilities to maintain access roads and driveways which may not be adopted by the Local Authority should be established.

Your solicitor should draw to the attention of any owners where there are trees growing in adjacent gardens which are growing sufficiently close to the property that could cause possible damage.

The defined physical boundaries to the site should all be checked by the solicitors.

We assume the property is Freehold. Your Legal Adviser should confirm this.

Your Legal Adviser should obtain confirmation that all main services are connected.

Confirmation should be obtained by the provision of service documentation of when the electrical and oil installations were last tested.

Energy Performance Certificate – your solicitor to ensure that a current Energy Performance Certificate is produced as part of the marketing process.

From the 1st April 2018 under the minimum energy efficiency standard (MEES) 2015. It became illegal to rent a property with an F or G rating on an Energy Performance Certificate. In the residential market the regulations extend to all existing rental properties with a valid EPC on the 1st April 2020. This report does not provide extended advice on minimum energy efficiency (MEES Regulations 2015) and is not designed to be used as evidence for the PRS Exemption Register. The responsibility for complying with the MEES is allocated to the Landlord and/or the owner of the property.

12  
Guarantees

Your Legal Adviser should ensure that any other guarantees relevant to the property such as replacement double glazing or repair works to the property, should either be transferred

Property address

Z

# I

## Issues for your legal advisers

---

over to you.

Other matters <sup>13</sup>

Your proposed building insurer should confirm how any future climatic changes or adverse weather conditions that may affect the subsoil or structure or stability of the property would affect the insurance premiums. We can only advise on the condition of the property at the date of our inspection and cannot guarantee anything due to adverse conditions.

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# J Risks

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

J1  
Risks to building

We would recommend that you treat the following matters as risks to the building which should be investigated as soon as possible:

- Electricity – Please see Section G1
- Oil – Please see Section G2
- Heating – Please see Section G4
- Water Heating – Please see Section G5

You should obtain quotations from reputable contractors before you exchange contracts on all of the J1 Risks Sections. We must advise you however that if you decide to exchange contracts without obtaining this information you would have to accept the risk that adverse factors may come to light in the future.

J2  
Risks to the grounds

It is documented that electromagnetic fields from both natural and artificial sources can cause a range of illnesses. Artificial sources commonly comprise of overhead or subterrean high voltage electric power cables. Although no overhead cables were noted, we cannot comment on whether any subterrean electric cables exist. Your Legal Adviser can advise to this.

J3  
Risks to people

There is a pond to the left-hand side of the garden. This is a potential hazard for small children.

We have not undertaken an asbestos survey to the property and it is important to note that any property up to the year 2000 may have within it asbestos containing materials of ACMs within textured ceilings. Other areas of the property, such as downpipes, soffits boards, tanks to the loft, fire surrounds and a list of others, may contained possible ACMs and they may be covered up within ducting or hidden by decorative finishes. If you are at all concerned of the asbestos being contained within the property, we would recommend that a survey is carried out by an appropriately qualified asbestos surveyor. The HCE provides a helpful website on asbestos where it can be found and how to manage it. This is <http://www.hce.gov.uk/asbestos/index.htm>

Pre 1960 paints contained significant lead content. By rubbing or sanding down these finishes it can create to lead latent dust, which once breathed in, is harmful to health. We recommend you take safety precautions during any works where these surfaces may be affected. Further information can be found at <https://www.hce.gov.uk>

No other hazards were noted.

J4  
Other risks or hazards

No other risks were noted.

Property address

Z



## K

# Energy efficiency

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

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

K1  
Insulation

Windows and doors are double glazed and these windows have a limited life due to progressive deterioration of edge seals.

Properties of solid walls result in a poor thermal performance if compared to a modern cavity wall construction.

Some insulation was noted to be present in the majority of the roof void. It is recommend a thickness of 300mm of insulation is provided all of the areas with the exception of the eaves which should be kept clear and below cold water storage and expansion tanks and around electrical cabling.

K2  
Heating

The property is centrally heated by an oil fired boiler to steel press radiators throughout property.

The heating controls are located in the utility room.

K3  
Lighting

The property appears to be generally provided with a reasonable level of both natural and artificial lighting. We would recommend the purchase of energy efficient bulbs in the future.

K4  
Ventilation

No condensation was noted to the property. Some minor areas of mould were noted.

The control of condensation is important to prevent any wetness or mould throughout the property and the following notes are provided for assistance:

- Ventilate rooms to the outside during and immediately after cooking, washing or bathing, or whenever the window shows signs of misting.
- Avoid the use of flueless oil and gas heaters.
- Restrict the drying of clothes indoors only to rooms with openings windows and keep internal doors closed.
- Adequate insulation should be provided to help prevent the occurrence of condensation on cold internal surfaces.
- Adequate ventilation will help remove to the outside air the water vapour being produced, particularly in kitchens and bathroom areas and the installation of electrical extractor fans that are wired directly to the light switch are recommended.
- Any mechanical extract fans should be used immediately during cooking.
- Internal walls and ceiling surfaces should be made as airtight as possible to reduce the passage of water vapour into the walls and roof spaces.
- Replacement of uPVC double glazing with trickle ventilation, if they are not present.

The main roof void requires ventilation please see section E1- Roof void

K5  
General

There are solar panels on the roof of the property. These may be subject to a lease agreement. Your Legal Adviser should confirm the arrangement. This agreement may affect the mortgage ability of the property if you require one. We have not inspected or tested the panels and you should arrange for an inspection by a specialist.

Property address

EZ



# Surveyor's declaration

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

Signature

Security Print Code [420715 = 8481 ]

Surveyor's RICS number

6800578

Qualifications

AssocRICS

For and on behalf of

Company

3 Counties Surveying Limited

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# What to do now

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If you are a prospective or current home owner who has chosen an RICS Home Survey you should carefully consider the findings, condition ratings and risks stated in the report.

## Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come from experienced contractors who are properly insured. You should also:

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

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

## Further investigations

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

## Who you should use for these further investigations

Specialists belonging to different types of organisation 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 your surveyor.

## What the further investigations will involve

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

This guidance does not claim to provide legal advice. You should consult your legal advisers before entering into any binding contract or purchase.

# Description of the RICS Building Survey Service

## The service

### The RICS Building Survey 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 Building Survey Service aims to:

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

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

### The inspection

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

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

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

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

### Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests 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; the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue. Intermittent faults of services may not be apparent on the day of inspection.

### 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, 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 therefore are 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 outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they are accessible from within the property or communal areas. The surveyor also inspects (within the identifiable boundary of the flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than through their normal operation in everyday use.

### Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he or she recommends further investigation.

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

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

### The report

The surveyor produces a report of the results of inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on maintenance of a wide range of issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report is not a warranty.

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

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

### Condition ratings

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

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

**Condition rating 2** – defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

**Condition rating 1** – no repair is currently needed. The property must be maintained in the normal way.

**NI** – not inspected.

Continued...



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## Description (continued)

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

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

### Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Building Survey Service for the property. If the surveyor has seen the current EPC, he or she will provide the Energy Efficiency Rating in this report, but will not check the rating and so cannot comment on its accuracy. Where possible and appropriate, the surveyor will include additional commentary on energy related matters for the property as a whole in the K Energy efficiency section of the report, but this is not a formal energy assessment of the building.

### Issues for legal advisers

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

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

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

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

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

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. This general advice is given in the 'Leasehold properties advice' document.

### Risks

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

## Standard terms of engagement

- 1 **The service** – the surveyor provides only the standard RICS Building Survey Service ('the service') described here, unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:
  - plan drawing;
  - schedules of works;
  - re-inspection;
  - detailed specific issue reports;
  - market valuation and re-instatement cost; and
  - negotiation.
- 2 **The surveyor** – the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey and report on the property.
- 3 **Before the inspection** – this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your particular concerns about the property and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desk-top study to understand the property better.
- 4 **Terms of payment** – you agree to pay the surveyor's fee and any other charges agreed in writing.
- 5 **Cancelling this contract** – you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:
  - (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
  - (b) it would be in your best interests to have an RICS HomeBuyer Report or an RICS Condition Report, rather than the RICS Building Survey.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.
- 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.

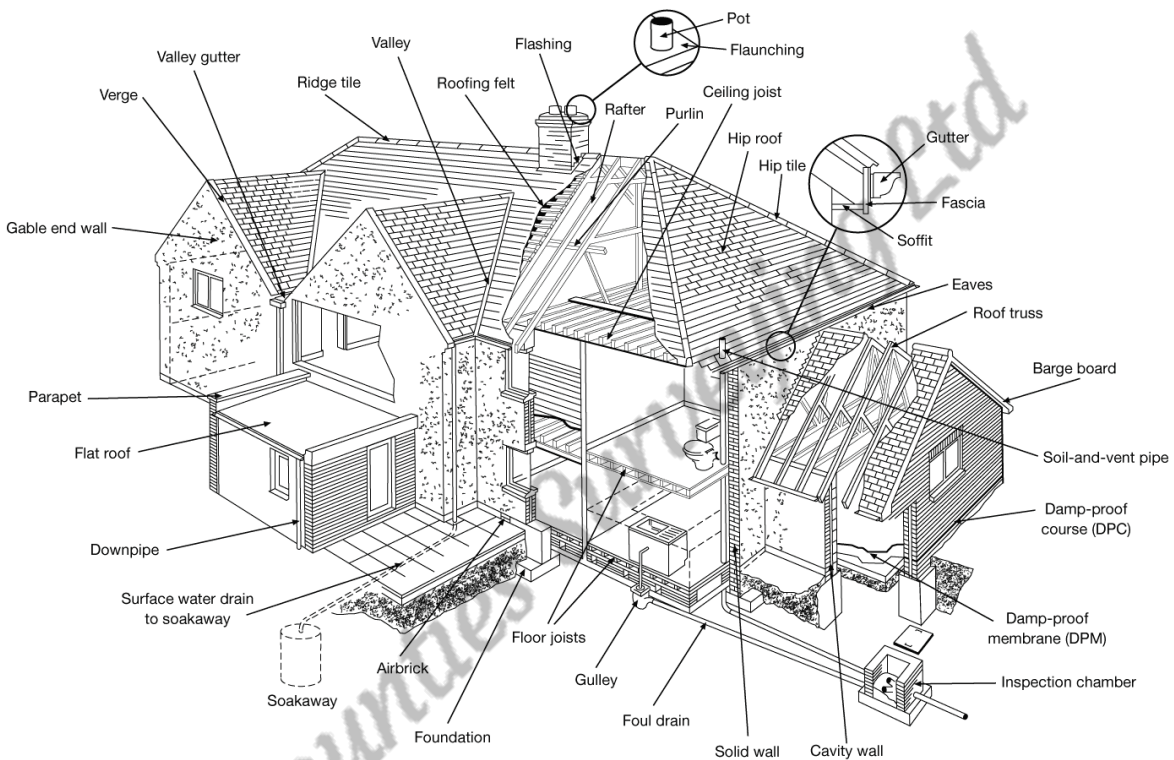
### Complaints handling procedure

The surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

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

# Typical house diagram

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



Property address



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# Maintenance tips

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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 aerials 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 any 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.

Property address

# Maintenance tips

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## 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 once 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 these 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.

Property address

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