

LEVEL 2

# Your survey and valuation report

**Property address**  
1 High Street

**Client's name**  
Mr & Mrs Smith

**Inspection date**  
23rd January 2024

**Surveyor's RICS number**  
6800578

# 2

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# A

## About the inspection and report

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

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

## About the inspection and report

As agreed, this report will contain the following:

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

### About the report

We aim to give you professional advice to:

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

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

### About the inspection

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

# A

## About the inspection and report

- 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 (the client) confirmed your instruction to us (the firm), for a full list of exclusions.

## About the inspection

**Surveyor's name**

Tony McKenty

**Surveyor's RICS number**

6800578

**Company name**

3 Counties Surveying Limited

**Date of the inspection**

23rd January 2024

**Report reference number****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**

1 High Street

**Weather conditions when the inspection took place**

At the time of our inspection it was wet following a few weeks of mixed weather.

# A

## About the inspection

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

The property was unoccupied but 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.

# B

## Overall opinion

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

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

### Important note

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



## Summary of condition ratings

### Overall opinion of property

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. Where any defects are noted you should obtain quotations before purchase so you are aware of your future liabilities.

Within Section I1 - Risks of this report the elements of the building affected by significant defects, indicated by their condition rating '3', are highlighted. We recommend that you review these sections carefully and take action to ensure the issues are addressed. The report should be read in full as other sections may indicate further recommended actions or minor defects that ideally should be addressed. You are advised not to proceed with the purchase until these defects have been fully investigated and you are made aware of your future liabilities.

The purpose of this report is to advise on the structural condition and state of repair of the property. The inspection has been carried out in accordance with the Terms of Engagement. The report should be construed as a comment upon the overall condition of the property and the quality of the structure, but not as an inventory of every single defect, many of which would not significantly affect the value of the property.

Explanation of terms. Short term - within 1-2 years. Medium term - 2-10 years. Long term - more than 10 years. Terms frequently used to describe the condition of elements are defined as follows: Satisfactory: Leaving no room for complaint, meeting expectations. Apart from normal maintenance no significant works of repair will be required in the short or medium term. Adequate: Barely satisfactory / sufficient. Works of repair, upgrading or improvement will likely be required in the medium term. Poor: Inadequate. Repairs are now required.

## Summary of condition ratings

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

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	Comments (if applicable)
D2	Roof coverings	
D7	Conservatory and porches	
E5	Fireplaces	
F1	Electricity	
F2	Gas/Oil	
F4	Heating	
F5	Water heating	
F6	Drainage	

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	Comments (if applicable)
D1	Chimney stacks	
D3	Rain water pipes and gutters	
D4	Main walls	
E7	Woodwork	
F3	Water	
G1	Garage	

## Summary of condition ratings

G2	Permanent outbuildings	
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	Comments (if applicable)
D5	Windows	
D6	Outside doors	
D8	Other joinery and finishes	
D9	Outside other	
E1	Roof structure	
E2	Ceilings	
E3	Walls and partitions	
E4	Floors	
E6	Built-in fittings	
E8	Bathroom fittings	

NI

### 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	Comments (if applicable)
E9	Inside other	
F7	Common services	

# 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 detached house over two floors.  
The property approximately faces South-East.  
All directions were taken facing the front of the property.

### Approximate year the property was built

1991 - This is according to the deeds which were shown to us by the vendor's daughter.

### Approximate year the property was extended

### Approximate year the property was converted

### Information relevant to flats and maisonettes

### Construction

The property is constructed from cavity block under a cross pitched roof clad with concrete tiles. The ground and the 1st floor are of timber suspended construction. The front door is of timber construction with single glazed units. The side door is a timber stable style door with a single glazed unit. The rear door is aluminium with double glazed units.

The windows are uPVC with double glazed units.

Given the age of the property it is possible that timber treatment may have been undertaken in the past with materials which are now considered hazardous. Likewise, materials such as lead and asbestos are likely to have been incorporated into some elements of the construction. We would draw your attention to our comments at Section I - Risks.



# About the property

## Accommodation

	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser- vatory	Other
Lower ground								
Ground	3			1	1	1	1	
First		4	2					
Second								
Third								
Other								
Roof spaces								



# Energy efficiency

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

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

## Energy efficiency rating

D66

## Issues relating to the energy efficiency rating

No significant issues noted. There is more insulation in the roof void than the 150mm stated.

## Mains services

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

☒ Gas

☒ Electric

☒ Water

☒ Drainage

## Central heating

☒ Gas

☐ Electric

☐ Solid fuel

☐ Oil

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

The surveyor is not aware of any other energy sources existing to the property.

## Other energy matters

None noted.

## Location and facilities

### Grounds

There are gardens surrounding the property and a double detached garage to the front.

### Location

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

### Facilities

The property is close to the town centre and all local amenities and public services.

### Local environment

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

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

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 and there were no signs of any significant sound from neighbouring properties.

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.

At the time of our inspection it was noted that there was no internet service or a phone signal. You should be sure that the inconvenience of this will not impact your daily life and therefore your enjoyment of the property.



# D

**Outside the property**

## Outside the property

### Limitations on the 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 the low-level tiles, inspect the timbers and then replace the covering.

### D1 Chimney stacks

There is a single chimney stack to the property constructed from concrete block with a single pot. 2

The chimney stack was in a satisfactory condition and no defects were noted.

There is no cap (cowl) to the chimney pots. One should be fitted to prevent water penetration and birds from entering the flue.

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

There is an aerial fixed to the stack. Rust was noted. Ongoing maintenance is required.

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

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

### D2 Roof coverings

The roof is a cross gable design clad with what appears to be concrete imitation Cotswold stone tiles. 3

There is a mono-pitched roof to the front elevation which is clad with the same tiles.

No significant sagging or deflection could be seen from the limited inspection from the ground level and there are no indications to suggest any weakness in the timbers making up the roof frame.

There is a considerable amount of moss on the roof which has probably caused damage to the tiles. We strongly recommend that a closer inspection is carried out before purchase by a competent roofing company via a long ladder to remove sections of the moss and report on the condition of the tiles. The damage may be significant and a new roof covering may be required in parts. Please see Section I1 - Risks to Building.

The ridge was flat and level and free from any signs of significant defects. A closer inspection may reveal that some minor repointing is required after the moss is removed. This will prevent any water penetration to the roof void internally although none was noted at the time of our inspection.

Some wear and tear was noted to the mortar work below the verge tiles on the right-hand side. We recommend that this is inspected when the moss is removed and any necessary repairs made.

## Outside the property



Moss on roof

### D3 Rainwater pipes and gutters

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

2

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 or replacement of any sections and any realignments, as necessary. This may include access scaffolding. This should be carried out with the moss removal whilst at this height.

The rainwater pipes discharge directly into the below ground drainage. These drains may be more prone to blockages from obstructions entering the system at eaves level. The provision of an intermediate gulley and grid is recommended.

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.

### D4 Main walls

The walls are constructed from cavity concrete block with a bitumen damp proof course.

2

No signs of subsidence or any other significant movement was noted to the building.

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. Properties of more recent construction should at least have complied with the Building Regulations in force at the time of construction.

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. If you are concerned you will need to instruct a more intrusive inspection, so you are aware of your future liabilities.

We are unsure whether the cavity walls to the main house contain any insulation. This cannot be confirmed without damaging the wall itself which is beyond the scope of this report. However, filled

## Outside the property

holes were noted which may indicate cavity wall insulation has been installed. Your legal adviser should confirm with the vendor.

We suspect that at least some of the cavity walls may have been insulated. This cannot be confirmed without disruptive investigations. There have been health concerns in the past relating to some older foam based insulating materials which may contain Urea Formaldehyde. If you are at all concerned you should request that your legal adviser makes further enquiries with the National Insulation Association and the Cavity Insulation Guarantee Agency prior to purchase.

Some minor missing pointing was noted on the window sill to the first floor window on the front gable wall. Some of the cavity wall insulation pointing has fallen out. These areas should be filled to prevent damage.

Areas of possible repointing was noted in places to the blockwork on the front and right-hand side elevations. Your legal adviser should enquire with the vendor regarding the reason for this to check that there has not been any previous subsidence issues. This may be due to the heavy rain over previous days or a different mortar mix during construction.

Other than this, the walls were in a satisfactory condition and no significant defects were noted, no immediate repairs are required.

There are a number of subfloor vents for the timber ground floor. These should be kept clear of obstruction to ensure that the subfloor areas are properly ventilated.

### D5 Windows

The windows are uPVC with double glazed units. These were free from any signs of defects. Where accessible, the windows opened and closed easily. The sills were all in satisfactory condition. You should ensure keys are available for all windows. 1

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 replacement 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 defects, without disruptive 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 legal requirement since 2002 that replacement windows and doors are installed subject to Building Regulations approval or by a FENSA Registered contractor.

### D6 Outside doors (including patio doors)

The front and the right-hand side doors are of timber construction with single glazed units. These were in a satisfactory condition. 1

The rear patio door is of aluminium with uPVC double glazed units. No defects were noted, however, please see comments in Section D5 - 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 disruptive 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

## Outside the property

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.

### D7 Conservatory and porches

The property has a conservatory to the rear constructed from cavity block with uPVC double glazed units and a polycarbonate roof. 3

The polycarbonate roof is stained and requires cleaning.

Six of the double glazed top openers are showing signs of misting which would indicate that the seals to the double glazed units have failed. This would suggest that the units and the possibly the frames have a limited lifespan and will require replacing in the short term. You should budget to replace all of the units in the short term. Please see Section I1 - Risks.

Conservatories are normally exempt from building regulations when:

- There should be an independent heating system with separate temperature and on/off controls.
- Glazing and any fixed electrical installations comply with the applicable building regulations requirements (see below).

The conservatory is not separated from the house by external quality doors and there is no independent heating system. Your legal adviser should check that the conservatory meets Building Regulations.

We understand you intend to remove the conservatory.

### D8 Other joinery and finishes

There are timber exposed rafters and fascias to the property and there are timber canopies over the front door and the window above this canopy. These appeared to be securely fixed and in a satisfactory condition. 1

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

### D9 Other

No other significant areas were of concern to the exterior. 1

# E

**Inside the property**

3 Counties Surveying Ltd

## Inside the property

### Limitations on the inspection

There is a double layer of loft insulation which restricted our access to the loft and inspection of the timbers.

The flooring to the roof void prevented a full inspection of the joists.

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 full of stored items which limited our inspection.

### E1 Roof structure

The roof void is accessed via a hatch in the landing ceiling. There is a working ladder and light. 1

The roof structure is of a typical design in a property of this age and type. The loft should not be used for storage due to the lightweight frame and most importantly none of the timbers should be cut as this would reduce the structural strength.

The roof structure is made up of preformed timber trusses with waterproof felt above.

All timber truss roofs should be braced to prevent movement. This normally is formed by timbers laid diagonally across from the ridge to the eaves and spanning at least seven trusses on either side of the gable end, twice nailed to the trusses. Gable walls should also be connected physically to the roof structure by galvanised metal brackets.

The timber truss roof has been correctly braced and bracketed to prevent movement.

No defects to the timbers were found but a full inspection of all timbers was not possible due to some areas being covered with loft insulation and boarded.

The roofing felt beneath the main roof covering is a type 1F sarking felt, commonly used in this situation, and becomes brittle with age. Solar protectors were noted which should help to prevent rot at eaves level.

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

The roof void has been well insulated and meets the recommended minimum thickness of 270mm fibreglass quilt or similar insulating material is provided over all areas.

There were no signs of condensation within the roof void. If any signs of condensation are noted in the future, we would recommend that vents are fitted into the ridge or the roof tiles to reduce condensation and rot to the timbers and decay to the felt.

Two wasps' nests were noted on the rear elevation. These are possibly active and you should have these removed by a specialist contractor.

The timbers were free from rot and wood boring beetle where visible, however, due to the age of the property, we would expect that the timbers have been pre-treated.

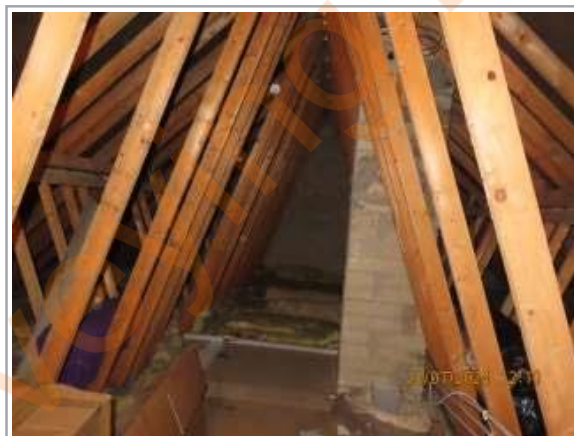
As requested we measured the floor to ridge height in the roof void and this measured at approx. 3.40 metres.



## Inside the property



Roof Void



Void



Void



Void

### E2 Ceilings

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

1

A textured coating has been applied as a ceiling finish in some rooms. This may be acting as a form of adhesive and may suggest deterioration to the underlying plasterwork. Removal of the textured coating could lead to irreparable damage. You should budget for this.

Textured ceilings can consist of products such as Artex, which were commonly used on ceilings and on walls. Up until approximately 1984, manufacturers used a small amount of chrysotile (white asbestos) roughly around 3% to 5% in their decorative finishes. This allowed the fibres to gain strength and consistency and made it easier to apply. Textured ceilings that can possibly contain asbestos containing materials (ACMs) are safe as long as they are left in situ and not disturbed in anyway. Up until 2006, any contractors needed a licence to remove this type of ceiling, however, this is no longer the case. If it is your intention to move any textured ceilings that contain any possible ACMs it would be prudent to use a specialist that can use techniques to prevent the fibres from being released. If you are carrying out any repairs to your property and you are not confident about handling any asbestos containing materials, you should instruct a competent contractor to carry out a survey of the ceilings and the remainder of the property to advise you of any possible ACMs.



## Inside the property

Further information can be found at [www.hse.gov.uk/asbestos/index/htm](http://www.hse.gov.uk/asbestos/index/htm) See Section I3-Risks to people.

As requested we measured the floor to ceiling height on the first floor and this measured at 2.3 metres.

### E3 Walls and partitions

The walls are a mixture of concrete block and timber stud construction and were in a satisfactory condition and free from any significant defects. Minor cracking was noted that should be filled before decoration. 1

Tests were taken with a moisture meter at regular intervals in a structured methodical manner to internal walls, floors and other surfaces. No evidence of any significant dampness was detected although you should be aware that bathroom, kitchen units, wall tiles, furniture and floors coverings restricted our ability to test all areas.

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

### E4 Floors

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. 1

The ground and the first floor are 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.

### E5 Fireplaces, chimney breasts and flues

There is a gas fire in the sitting room. We would recommend that this is checked before use by a competent Gas Safe engineer. The checks should also include checking of the flue and the chimney pot. See Section F2-Gas. 3

## Inside the property



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

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

1

The seals were in a satisfactory condition. They should be maintained to prevent any water ingress to the rear of the units and causing any swelling of the carcasses.

It has been noted that due to poor ventilation and overheating, the electrical parts of some appliances have been known to fail prematurely. This can lead to the appliance 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 wardrobes appeared to be in a generally satisfactory condition.



## Inside the property

### E7 Woodwork (for example staircase joinery)

The general condition of the doors, stairs and other joinery is satisfactory with the usual signs of wear and tear. 2

Glazing to the ground floor internal doors does not appear to comprise safety glass and although it appeared satisfactory there are obvious safety implications. You should replace the glass with toughened safety glass carrying the BS Kitemark. (Please see Section I3 - Risks to People).

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 were of equal treads and risers and free from any signs of defects. The banisters, balustrades and spindles were all tested and were securely fixed and free from any signs of defects.

### E8 Bathroom fittings

There are two bathrooms on the first floor and a WC on the ground floor. 1

The sanitary fittings are of modern design and appear satisfactory, although some minor wear and tear was noted.

The tiling was securely fixed and free from any signs of cracking or missing grout.

The seals between the sanitary fittings, walls and floors should be maintained to prevent any water reaching adjacent timbers or ceiling surfaces.

The taps were tested. The cold tap showed satisfactory pressure and the sink was free from any sign of leaks.

Mechanical ventilation was noted in the bathrooms. They were tested and appeared to work satisfactorily at the time of inspection.

There was no evidence of significant condensation within the bathroom, however, many properties are affected to some degree by condensation. In order to minimise the problem, it is necessary to achieve a balance between insulation, ventilation and heating.

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.
- Adequately heating your home can help to reduce condensation and damp, so keep temperature levels consistent, especially in those rooms that you may not use often. A heating thermostat can be useful for this.
- Any mechanical extractor fans should be used 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 is required if they are not already

# E

## Inside the property

present.

### E9 Other

No TV, telephone, broadband or satellite installation has been tested during of our inspection. You should request details of the current service providers.

NI

Battery operated smoke alarms were present. You may wish to upgrade these to mains connected.

Mains wired smoke detectors are recommended in all properties. Please see the following link which we recommend you read. Advice and costings can be sought from a qualified electrician.  
<https://www.fireservice.co.uk/safety/smoke-alarms/>

The Avon Fire & Rescue Service offer a Home Safety Visit. This is a pre-arranged visit to your home to carry out a fire safety assessment and provide you with advice on how to stay safe from fire.  
Home Fire Safety Visits - Avon Fire & Rescue Service.

# 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.

## Services

### Limitations on the 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 suggestions only. They are not a full complete assessment of any problems that may exist.

Services such as electric, gas and central heating systems require an inspection and report by a specialist competent person.

### F1 Electricity

**Safety warning:** The 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 the Electrical Safety First.

The electrical meter is situated on the left-hand side external wall.

3

The consumer unit was located in the hallway.

The recessed light fittings should be checked to ensure that fire hoods are fitted above them unless the lights are fire rated.

Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (or on change of occupancy). If a recent test certificate is not supplied you should have the entire system, including, but not limited to boilers, immersion heaters, electric fires, electric radiators, electrics in the garage and external electrics, if they exist, checked by a competent electrician (NICEIC/ECA registered) prior to purchase. (Please see Section I1- Risks).

### F2 Gas/oil

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

The gas meter was located on the right-hand elevation. The box appeared to be securely fixed at the time of our inspection.

3

We have not carried out any test at all or inspection to the gas. This must be tested. If a 12 month gas check certificate is not in place then you must ensure one is carried out before use. Please see Section I1- Risks.

### F3 Water

We assume cold water is supplied from the mains.

2

An internal stopcock was noted under the sink. We have not tested this.

An external stopcock and water meter was located in the pavement. This has not been tested by ourselves.

We cannot comment on the condition of the water service pipe into the building. It should be

## Services

appreciated that leaks can occur for some time before signs are apparent on the surface.

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.

There are two plastic water tanks located within the roof void. The tanks are well supported, however, the insulation needs adjustment and the lid to the smaller tank needs replacing.

The WCs were flushed and the taps turned on. These appeared to operate satisfactorily within the limitations of our inspection.

There is a reasonably foreseeable legionella risk in your water system if:

- Water is stored or re-circulated;
- The water temperature in some part of the system is between 20-45 °C;
- There are sources of nutrients such as rust, sludge, scale and organic matters; and
- It is possible for water droplets to be produced (for example, in showers).
- Water temperatures in the boiler must reach at least 60°C and the cold water in the system must stay below 20°C. The tanks may have to be moved or better insulated;
- Water tanks should be checked for debris and should have tight fitting lids. Dirty tanks may have to be cleaned out and the system flushed through;
- Water outlets (for example, taps and showers) in parts of the buildings remote from the heating appliances that are not frequently used could also be at risk. In certain circumstances, these may have to be used weekly to remove stagnant water. Where outlets are no longer required, the 'dead-leg' pipework should be cutback.
- The property has been empty for some time.
- All shower heads should be removed, cleaned, descaled (if necessary) and disinfected every three months.

It is good practice to flush all water supply lines to ensure that fresh water is in the system prior to use.

## F4 Heating

Central heating is provided by the means of a Conventional gas boiler located in the utility room serving pressed steel radiators within the property.

3

The central heating was on at the time of our inspection and within limitations of our inspection it appeared to operate satisfactory and the radiators were warm to touch.

You should be aware that boilers and systems of this type require yearly servicing and any replacing of components must only be carried out by approved installers. You should ensure that you are familiar with the instruction manual for the system. 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 fully test the heating system and carry out any necessary improvements or upgrading to ensure that a certificate can be provided. Please see Section I1 - Risks. This should be carried out before use.

The radiators were securely fixed and no significant defects were noted.

Where microbore pipework is identified you should be aware that this is likely to be of some age and given the small diameter of the pipes is more likely to suffer from blockages and require remedy, particularly in hard water areas.

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

## Services

### F5 Water heating

There is a hot water cylinder located in the airing cupboard on the landing. You should instruct a competent contractor to carry out an inspection of the hot water cylinder and carry out any repairs or replacement as appropriate. Please see Section I1 - Risks.

3

There is an electrical immersion heater fitted to the hot water cylinder that should be tested prior to use. Please see Section F1 - Electricity.

### F6 Drainage

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.

3

Three drainage inspection covers were noted to the property, however, we were unable to lift these as they were too heavy or stuck and therefore cannot comment on the below ground drainage system. You should instruct a competent drainage company to carry out the necessary tests and inspections before purchase. Please see Section I1 - Risks.

The main soil and vent pipe is of plastic construction and exits through the roof on the rear elevation. This is fitted with a plastic cage to prevent the entry of the birds and vermin. From our limited inspection, this appeared to be in satisfactory condition.

Rainwater is taken to soakaways or the mains drainage system as far as we can tell but we are unable to confirm that proper connections have been made. You should be aware that soakaways do silt up from time to time but there was no evidence of this at the time of inspection.

The drain from this property joins with those from the neighbouring properties before it connects to the main sewer. This combined drain is called a private sewer. 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.

### F7 Common services

Not Applicable.

NI



# G

## **Grounds**

**(including shared areas for flats)**

## Grounds (including shared areas for flats)

### Limitations on the inspection

The garage was full of stored items which restricted our inspection.

### G1 Garage

There is a double detached garage in front of the property constructed from cavity block under a pitched roof clad with concrete plain tiles. Moss was noted to the roof. Please see Section D2 regarding the removal of moss. 2

Some minor movement to the left-hand corner of the left-hand garage door. This is probably due to the door opening and closing. No repairs are required unless this becomes worse.

We understand there has been structural repairs on the right hand side due to issues with since removed bushes. No further issues were noted.

There are two metal electric up and over doors to the front of the garage which operated satisfactorily at the time of our inspection.

The roof is of timber truss construction. The roof has been correctly braced and bracketed to prevent movement.

There is a 1F sarking felt to the roof. This was in a satisfactory condition and no defects were noted.

One tile on the front elevation was cracked. Replacement is necessary.

There is a concrete floor. Where visible this was in a satisfactory condition.

### G2 Permanent outbuildings and other structures

There are no permanent outbuildings. 2

There is a timber garden room in the rear garden. Rot and damage were noted. An overhaul is required.

There is a timber shed to the right-hand side of the property, where inspected this appeared to be in a adequate condition, however you should expect ongoing maintenance and repairs.

### G3 Other

There is wrap around the garden to the property surrounded by timber fences. 2

The timber fences to the right-hand side have been destroyed by storm damage. We believe from the vendor that these will be replaced within the next week. Pic.1 Your LA should confirm this is carried out.

The timber fences to the front right-hand side down to the front boundary are loose and damaged in places. These should be repaired or replaced.

The door steps to the right-hand side door have moved and some repairs are necessary.

Ongoing maintenance should be expected to all the timber boundary fences.

There are some flower beds in the front garden surrounded by block masonry. These were noted to be loose in places and some repairs maybe necessary.

There is an unguarded pond in the rear garden. This can be dangerous to small children and we

## Grounds (including shared areas for flats)

### G3 Other

would recommend that suitable barriers are put in place. Please see Section I3 - Risks to People.

There are two metal arches in the rear garden. One is loose and some repairs are necessary.

There were animal faeces in the garden which represents a risk to human health. You should ensure that it is thoroughly cleaned away prior to allowing young or vulnerable people access to the space. Please see Section I3 - Risks to People.

There is one very large tree identified within the boundaries of the property which is possibly within the NHBC guidelines for the influencing distance to the property. Although no obvious damage to the building was noted during the inspection attributable to the trees you should be aware that they can negatively impact the foundations and above ground structure. We recommend undertaking cyclical management of the trees by pruning or in some cases removal. Your legal adviser should be asked to confirm if any of the trees are subject to a Tree Preservation Order.

There are several trees in the neighbouring properties, some of which overhang to the rear. Your legal adviser should confirm that the neighbours are aware of their responsibilities regarding maintenance of the trees and that there are no ongoing disputes.

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 I3 - 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.

You should ask your legal adviser to confirm who owns the boundaries and who is responsible for maintaining them. (Please also see Section H - Issues for Your legal adviser).



Pic.1

# 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

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

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 or in a Conservation area, but your legal adviser should confirm this and any limitations that may exist if it proves otherwise.

Your legal adviser should confirm if there are any Statutory Approvals for any alterations or construction work and obtain copies of pre-plans for any alterations or extensions to the property.

Where any jointly used services are in place such as gutters, your legal adviser should check any obligations that you have for the maintenance and upkeep of these.

Your legal adviser should confirm if you or your neighbours' have any rights to enter each other's 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 by your legal adviser.

Where there are trees growing in adjacent gardens which are growing sufficiently close to the property that could cause possible damage, your solicitor should bring this to the attention of the owners.

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.

Service documentation confirming when the electrical and gas installations were last tested should be obtained.

## H2 Guarantees

Your legal adviser should ensure that any guarantees relevant to the property such as replacement double glazing, repair works to the property, servicing records and any reports or specifications are transferred to you on purchase.

Your legal advisor should ensure the guarantee for structural repairs to the garage is passed to you on completion.

## H3 Other matters

Your proposed building insurer should confirm how any future climatic changes or adverse weather conditions that may affect the subsoil, 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 any changes which occur due to adverse conditions.

## Risks

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

# Risks

## I1 Risks to the building

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

- Roof - Please see Section D2
- Conservatory - Please see Section D7

If recent test certificates are not available, the following should be tested before purchase:

- Electricity - Please see Section F1
- Gas - Please see Section F2
- Water - Please see Section F3
- Heating - Please see Section F4
- Water Heating - Please see Section F5
- Drainage - Please see Section F6

You are most strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts for any defects noted within the entire report. As soon as you receive the quotations and reports for the work specified and also the responses from your legal advisers, we will be pleased to advise you whether or not they would cause us to change the advice or valuation which we give in this report. We must advise you, however, that if you should decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors and costs may come to light in the future.

There are a significant number of trees in and close to the property. Although not provided with a condition rating, they can have a serious effect on the structural integrity of the foundations of a building particularly when in an area of clay subsoils

## I2 Risks to the grounds

Radon is a colourless, odourless radioactive gas. It is formed by the radioactive decay of small amounts of uranium that occur naturally in all rocks and soils. We have not tested for radon during our inspection, however, our investigations show that your house is in an area of low radon levels.

Public Health England (PHE) is the UK's primary expert on Radon gas and you should refer to their website at [www.ukradon.org](http://www.ukradon.org).

We are aware that mining activity has taken place in parts of this county and it would be prudent for your legal adviser to advise you about the need to undertake a mining search prior to your purchase. In addition, some houses in the area may be built on contaminated or infilled land, or liable to subsidence and advice should be sought from your legal adviser on the merits or otherwise of a local environmental search being undertaken prior to exchange of contracts.

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

We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the subject property or nearby and which may draw attention to any contamination or the possibility of such contamination. We are not aware of any factors which might suggest that the subject property has been affected by contamination, and we have not carried out any specific investigations into past or present uses, either of this property or of any neighbouring land on this matter. This report therefore assumes that no contamination exists. However, should it subsequently be established that contamination or pollution exists at the property or on adjoining land or that the property has ever been put to a contaminative use, this might have a material effect on the saleability and value of the property.

It is documented that electromagnetic fields from both natural and artificial sources can cause a range of

# Risks

## I2 Risks to the grounds

illnesses. Artificial sources commonly comprise of overhead or subterranean high voltage electric power cables. Although no overhead cables were noted, we cannot comment on whether any subterranean electric cables exist. Your legal adviser can advise to this.

Whilst no evidence of Japanese Knotweed or Himalayan Balsam was present at the time of inspection, we cannot rule out its presence. For example: it could be that the vendor has removed all visible signs prior to inspection. Consequently, we recommend that you obtain a report from an accredited member of an industry recognised trade association such as the Property Care Association ([www.property-care.org/invasive-species](http://www.property-care.org/invasive-species)) or the Invasive Non-Native Specialists Association ([www.innsa.org/](http://www.innsa.org/)) to confirm that it is not present, is hidden below the surface or has re-emerged since our visual inspection as part of our survey of the property.

Trees were identified as possibly being within the NHBC guidelines for the influencing distance to the property. Although no obvious damage to the building was noted during the inspection attributable to the trees you should be aware that they can negatively impact the foundations and above ground structure. We recommend undertaking cyclical management of the trees by pruning or in some cases removal. Your legal adviser should be asked to confirm if any of the trees are subject to a Tree Preservation Order.

Please see our attached searches. You may have paid your legal adviser to carry out more in-depth searches which you should ensure you fully read and understand before purchase.

## I3 Risks to people

Glazing to the ground floor doors does not appear to comprise safety glass and there are obvious safety implications because of this. We would strongly urge you to replace the glass with a permanently marked safety mark.

Safety glass, according to Section 7 of BS6262-4 2005, should be permanently marked so that it is clearly visible after installation.

Possible asbestos was found in the textured paint to the ceilings. 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 in the loft, fire surrounds, roof tiles and a list of others, may contained possible ACMs and they may be covered up within ducting or hidden by decorative finishes.

There were animal faeces in the garden which represents a risk to human health. You should ensure that it is thoroughly cleaned away prior to allowing young or vulnerable people access to the space.

Part J of the Building Regulations require that carbon monoxide alarms are fitted alongside the installations of fixed combustion appliances of any fuel type. We strongly recommend that you install at least one smoke alarm and a Carbon Monoxide (CO) detector in your home. Although ideally you should look to have them installed in every room. Carbon monoxide alarms detect and warn of the presence of dangerous levels of the gas.

Due to the age of the property, hazardous materials may have been used in elements of its construction. If any hazardous materials are found, never remove it yourself unless you are a certified, licensed & bonded hazardous waste abatement contractor. For health, legal and financial reasons you always have it removed by a licensed professional.

No other hazards were noted.



## Risks

### I4 Other risks or hazards

No other risks were noted.

If after reading and considering this report you intend to proceed with the purchase, we advise you send a copy of it as soon as possible to your legal adviser. Please draw their attention to the areas in the report where there is a recommendation for their action, and particularly the whole of Section I - Risks, and the whole of Section H.

# J

**Property valuation**

3 Counties Surveying Ltd

## Property valuation

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

In my opinion the market value on  as inspected was:

£	
---	--

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

£	
---	--

Tenure

Area of property (sq m)

Freehold	
----------	--

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

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

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

**Regarding legal matters, I have assumed that:**

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

## Property valuation

### ! Reminder

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

#### Any additional assumptions relating to the valuation

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

#### Other considerations affecting value

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

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

# K

## **Surveyor's declaration**



## Surveyor's declaration

**Surveyor's RICS number**

6800578

**Phone number**

07792 638402

**Company**

3 Counties Surveying Limited

**Surveyor's address**

Squirrels Drey, Kingsdown Grove, Kingsdown, Corsham, Wiltshire, SN13 8BN

**Qualifications**

AssocRICS

**Email**

tonymckenty@gmail.com

**Website**

www.3countiesurveyorslimited.com

**Property address**

1 High Street

**Client's name**

Mr & Mrs Smith

**Date this report was produced**

26 January 2024

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

**Signature**

Security Print Code

# L

**What to do now**

## Further investigations and getting quotes

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

### Getting quotations

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

You should also:

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



# M

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

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

## The service

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

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

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

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

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

## The inspection

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

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

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

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

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

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 and valuation) 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. Until these investigations are completed, the surveyor may not be able to provide you with a market valuation figure.

## Description of the RICS Home Survey – Level 2 (survey and valuation) 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 focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey and valuation) report does include advice about repairs or any ongoing maintenance issues.

Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

### Condition ratings

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

- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

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

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

## Issues for legal advisers

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

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

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

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

## Risks

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

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

## The valuation

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

### Market value

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

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

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

The surveyor assumes that:

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

### Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal enquiries, and all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions, and



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

- the property has the right to use the mains services on normal terms, and the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local authority, not private, control).

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

### **Reinstatement cost**

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

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

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

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

## Standard terms of engagement

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

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

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

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

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

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

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

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

This report is for use in the UK.

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

### Complaints handling procedure

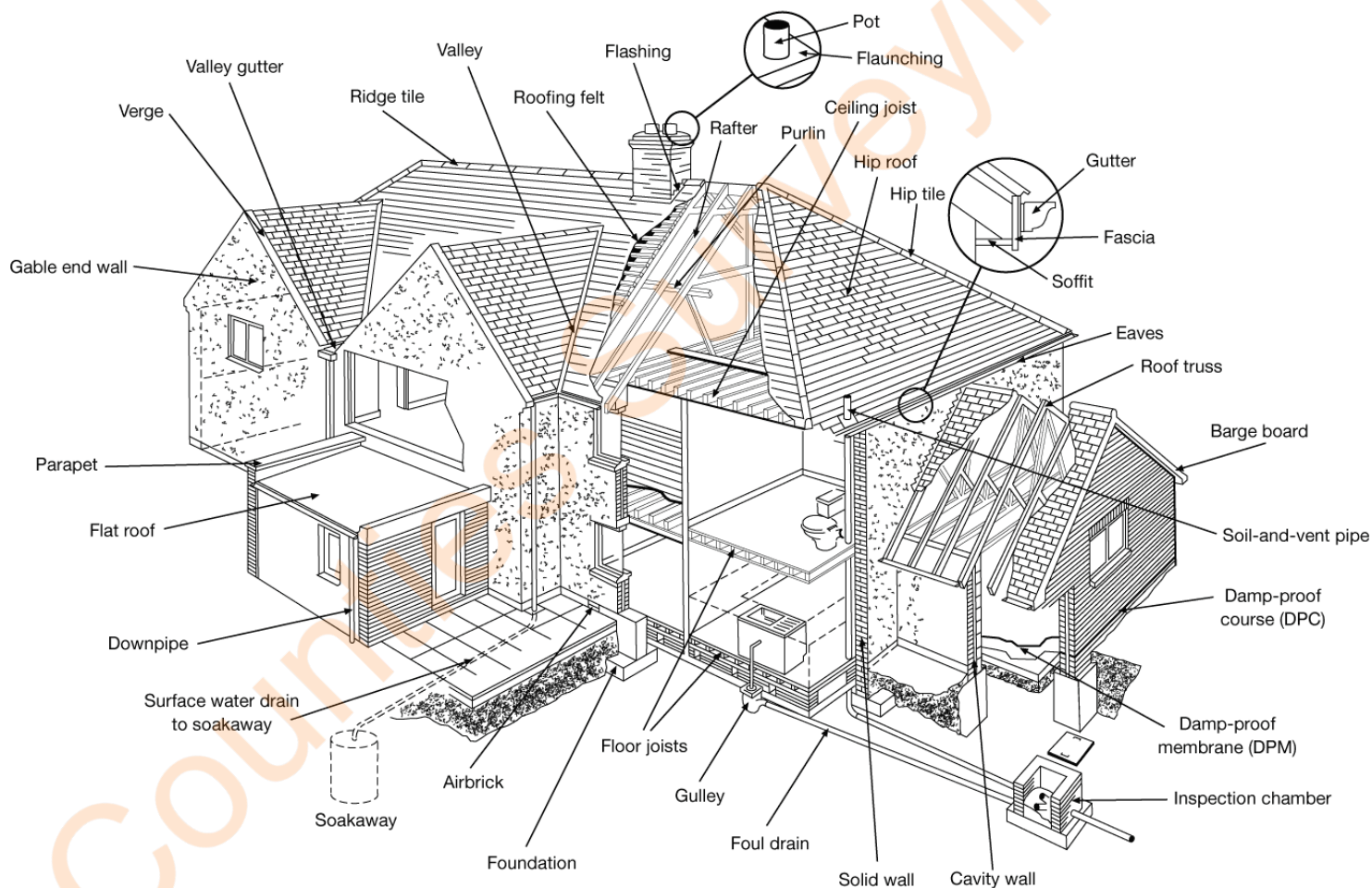
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

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**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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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 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 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.

# Maintenance tips

## 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.