



LEVEL 3

# Your survey report

**Property address**

12 Any Street, Any Town, AB1 2CD

**Client's name**

Mr & Mrs Sweets

**Consultation date (if applicable)**

**Inspection date**

February

**Surveyor's RICS number**

3

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# A

## About the inspection and report

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

# A

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

Any extra services we provide are not covered by these terms and conditions, and must be covered by a separate contract.

### About the inspection

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

 **Reminder**

Please refer to your **Terms and Conditions**, that were sent to you at the point you (the client) confirmed your instructions to us (the firm), for a full list of exclusions.



## About the inspection

**Surveyor's name**

D Gawne

**Surveyor's RICS number**

**Company name**

Marten & Carnaby Ltd

**Date of the inspection**

February

**Report reference number**

XXXX

**Related party disclosure**

I have no links with this transaction

**Full address and postcode of the property**

12 Any Street, Any Town, AB1 2CD

**Weather conditions when the inspection took place**

Dull but dry

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

The vendor was present during inspection and the house is fully furnished and lived in.

# B

## Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

### Important note

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

# B

## Summary of condition ratings

### Overall opinion of property

This property is a two storey detached house that has been slightly altered with a single storey extension to the rear left side and had general modernisation. This includes a replacement interlocking concrete tile roof covering; mostly replacement uPVC double glazed windows; upgraded fixtures, fittings and services. It is therefore reasonably well presented, but defects were found that are typical of properties of this age and type. These include damp penetration from the chimney stacks; peeling paintwork to rendered walls; a partially defective cement plinth; asbestos cement board roof coverings to sheds; general wear to external timbers and dated windows with rot. Improvements will be required but no significant structural defects such as subsidence, landslip or heave were noted on inspection.

The age of the property could not be determined but it is believed to be a 1950's infill, given the type of construction and materials, which matches the style of a similar detached house on the corner of ANY STEET fronting ANY ROAD. This could indicate that these houses were rebuilt, post-World War II due to bomb damage, but there is the possibility that it is a 1930's house, like the majority of the surrounding properties, and further information should be available from your solicitor.

This report has been prepared solely for the benefit of the named client. No liability is accepted to any third party.

No formal enquiries have been made of the Statutory Authorities or investigations made to verify information as to the tenure and existence of rights or easements.

Where work has been carried out to the property in the past, the surveyor cannot warrant that this has been done in accordance with manufacturer's recommendations, British and European Standards and Codes of Practice, Agreement Certificates and statutory regulations.

It is important that the report should be considered in its entirety before proceeding with your purchase.



# B

## 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)
D1	Chimney stacks	
D5	Windows	
E5	Fireplaces, chimney breasts and flues	
F1	Electricity	
F2	Gas/oil	
F4	Heating	
F5	Water heating	
G2	Permanent outbuildings and other structures	

### 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)
D3	Rainwater pipes and gutters	
D4	Main walls	

# B

## Summary of condition ratings

D6	Outside doors	
D7	Conservatory and porches	
D8	Other joinery and finishes	
E1	Roof structure	
E2	Ceilings	
E3	Walls and partitions	
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)	
E7	Woodwork	
E8	Bathroom fittings	
F3	Water	
F6	Drainage	
G1	Garage	



### Elements with no current issues

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

Element no.	Element name	Comments (if applicable)



# Summary of condition ratings

## NI

### Elements not inspected Summary of repairs and cost guidance

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

Element no.	Element name
D9	Other
E4	Floors
E9	Other
F7	Common services
G3	Other

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities



# About the property

## Type of property

Two storey detached house

## Approximate year the property was built

1950

## Approximate year the property was extended

1975

## Approximate year the property was converted

N/A

## Construction

The house is constructed using traditional materials and techniques. The outside walls are cavity brick work, possibly with an inner skin of block, that are finished externally in facing brick to the front with painted render to the remaining elevations. The walls are under a pitched and hipped, timber framed replacement interlocking concrete tile covered roof, but there is a bitumen felt covered flat roof to the single storey extension at the rear left side. This extension is also of cavity construction with some facing brick to the front as well as further painted render.

The floors are mostly suspended wooden joists overlaid with boards to the original building but there is solid concrete to the extension. The inside walls are single skin brick/block that are substantially unaltered from original construction, beyond some minor alterations to incorporate the extension and potentially provide the ground floor WC.

Any directions in this report are taken as though standing in ANY ROAD facing the front of the building.

## Accommodation

	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Ground	3			1	1			
First		3	1	1				
Roof space								

## Means of escape

There is no formal means of escape required for a two storey property, but it is important that the windows open and a person could get through them if required to escape in the case of an emergency.



## Energy efficiency

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

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

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

### Energy efficiency rating

D62

### Issues relating to the energy efficiency rating

None known

### Mains services

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

Gas

Electric

Water

Drainage

### Central heating

Gas

Electric

Solid Fuel

Oil

None

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

None

### Other energy matters

None known



## Location and Facilities

### Grounds

The plot is slightly unusual as it is on a bend on ANY ROAD where it widens slightly towards the front with steps in the boundary to the left side of the house, as it backs onto the rear boundaries of houses fronting ANY STREET.

There are private front and rear gardens and the front garden provides for off-street parking, where there is a basic quality gravel covered in-and-out driveway. There are raised planters/lawn areas, where there is an ornamental tree and planting, and it is reasonably well presented but could be improved. The right boundary is formed by reasonable quality close board timber fencing with concrete posts/gravel boards, but the left boundary is basic quality chain-link with substantial fir trees as screening. This transitions at the left side where there are steps with some timber fencing and small section of brick wall. There is basic quality cracked concrete hardstanding at this side where it was noted that there is bamboo growth that has started to penetrate on the subject property's side from an adjoining garden, which could affect the wall/fencing and should ideally be removed.

There is a metal gate at the left side where there is pedestrian access to the rear garden, which is somewhat basic quality and provides relatively poor security. There is a dated crazy paved patio area to the rear of the building, but it is in reasonable condition. This has rendered retaining walls and steps up to a substantial lawn with planting around the boundaries, which is reasonably well presented. There are various types of timber fencing defining the boundaries that appear to be in reasonable condition but inspection was limited due to substantial hedging at the left side. The rear boundary is fairly worn where the ground levels step up and it is covered with foliage where improvements could be made.

No invasive species, such as Japanese knotweed, were found on site during inspection but as mentioned above, the bamboo is relatively close and should ideally be removed. It is unlikely to affect the buildings foundations but it will damage the boundaries.

While there are fairly significant fir trees at the left side of the building, the roots do not appear to be affecting the foundations, and there are no other significant trees in close enough proximity to be any cause for concern.

### Location

This is a densely developed, mature suburban area of south London that is dominated mainly by 1930's houses. The subject property is believed to be a 1950's infill and it is on the north-east side of ANY STREET, facing approximately south-west.

### Facilities

Bus routes are available close by and ANY TOWN railway station, which provides access to central London and surrounding areas, is approximately half a mile distant. Local shopping facilities are available close by and the main centre of BIG TOWN is approximately X miles to the north, providing all the usual town centre amenities.

### Local environment

While the property is close to the bottom of a valley, it is on raised ground where the risk of flooding from both rivers and surface water is considered to be low, according to the Environment Agency flood maps. You should, however, take their advice in this respect.

# D

## Outside the property





## Outside the property

### Limitations on the inspection

I had reasonable access around the outside of the building to make an assessment of its structural condition, but the left hipped side of the roof and valley to the front projection could not be inspected due to the topography of the site and substantial fir trees at the left of the plot.

### D1 Chimney stacks

1 2 3 NI

There are two chimney stacks to the right side of the building serving the front and rear reception rooms/bedrooms above. They are constructed of solid brickwork, finished in facing brick to the top, where the brickwork and pointing are in reasonable condition, but some minor missing pointing was noted in places particularly to the rear stack. They appear to retain the original uncapped clay pots but pot caps have been installed to both at the front and one of the rear pots.

3

There is an unusual arrangement to the base of both chimney stacks where there appears to be a sheet metal damp proof course, which is considered to be good quality construction, with painted render beneath. However, the render is in poor condition, with general cracking, and a missing area to the front stack. There does appear to be some sheet metal flashings to the top side of the chimney stack but there is tile flashings to the sides that are not the most durable and damp staining was found to the walls, close to the ceiling line in both of the bedrooms. Damp readings were found when using a moisture meter to the staining in the rear bedroom but none to the staining in the front bedroom. However, there is likely to be some damp penetration where both stacks should be overhauled to improve water tightness and address the aforementioned defects.



There is a further chimney stack to the rear of the building that would have originally served a floor mounted boiler or stove in the kitchen. This is fully finished in facing brick, where the brickwork and pointing are worn, but in reasonable condition. It has had the pots removed with a full lead cover applied and there are sheet and stepped metal flashings to create the seals between it and tile covering, where there is algae growth to the left side. The flashings appear to be performing effectively, as no damp penetration was found internally, but I would recommend it is closely inspected as part of an overhaul of the other stacks. I would ideally recommend that it is removed in its entirety, as it serves no purpose and will always be a weak point for damp penetration. You may wish to consider doing the same to the side chimney stacks, as the majority of the internal fireplaces have been blocked up, but there is an open and functional flue to the rear reception

# D

## Outside the property

room and the others could be reinstated if required.



As damp penetration was found in the living space, a condition rating of three has been provided.

### D2 Roof coverings

The main roof is pitched, hipped, timber framed and covered with replacement interlocking concrete tiles. While this is not a recent replacement, it is a durable type and the tiles are satisfactorily in place, as far as could be seen, with no significant sag or distortion beyond normal uneven bedding down. It projects forward to the front right, where the building steps, and the valley creating the seal between it and the main roof could not be inspected, due to the substantial fir trees to the left of the plot. It is likely to be sheet metal lined, which should be durable, and no leaks were noted internally but it does have the potential to be tile lined, which are less durable and could require some general repairs, maintenance or clearance. The replacement concrete ridge and hip tiles appear to be adequately seated in general, but some minor missing pointing was noted in places where improvements could be made.

No work is thought to be urgent or necessary but a general overhaul would be beneficial when access is available to address the damp penetration from the chimney stacks. Also, I had a limited view to inspect the left hipped side of the roof due to the topography of the site and the substantial fir trees at this side of the building.

There is a small mono-pitched roof over a single storey projection to the rear left which is believed to be part of the original house and has also had the same type of interlocking concrete tile covering. Inspection was somewhat limited but it appears to be in reasonable condition with sheet metal flashings to create the seals between it and the walls of the house, and no leaks were noted internally.

The single storey extension to the rear left has a bitumen felt covered flat roof, which are notoriously unreliable and are usually given a 10-15 year life expectancy. It appears to be in reasonable condition that would indicate relatively recent replacement and no leaks were noted internally. Some moss growth is beginning to develop, which should ideally be cleared, but inspection was somewhat limited. Replacement can be expected in due course but this is not thought to be urgent or necessary at present.

# D

## Outside the property



### D3 Rainwater pipes and gutters

The gutters are half round plastic replacements that are fairly old and worn with significant staining noted to joints that would indicate leaks. This could not be verified, as it was not raining during inspection, but general repairs and maintenance will be required. They discharge via part plastic replacement and part original cast iron downpipes where there is further staining to joints and some corrosion/peeling paint to the cast iron. There is a discharge to the front left extending to the left side of the property connecting to a foul water drain, which is not ideal being a combined foul and surface water system. However, this is not thought to be a significant issue.

2

There would have been a further discharge to the right side towards the rear, where a pipe penetrating through the roof of the garage remains in-situ, but this has been redirected over the flat roof of the garage to guttering at the rear and a downpipe that was concealed in concrete and likely discharges to a soakaway.

General repairs, maintenance and upgrading would be beneficial but no significant defects were noted.

### D4 Main walls

The outside walls are of cavity brick construction, possibly with an inner blockwork skin, but this could not be verified due to internal plaster finishes. The front elevation is finished in facing brick and the brickwork and pointing are in reasonable condition. There is a projection to the front right of the building and no differential movement was noted between this and the main structure. There is some corbelled tile work beneath the eaves at the left side, which is part of the architectural design, that also appear to be in reasonable condition.

2

The remainder of the elevations are finished with painted render that is likely to be original and while the render appears to be adequately bonded to the brickwork behind, there will almost certainly be some areas that are blown, where it has become detached in a property of this age. Cosmetic issues were noted where it has been painted many times over the years and the paint is beginning to crack/peel. It is hollow to the touch in other areas, where it has become detached and this is a particularly difficult issue to rectify, where you may wish to take specialist advice, but it is simply a cosmetic problem that has no structural implications.

# D

## Outside the property



There is a small single storey projection to the rear left that is believed to be part of the original structure, where the building further steps at first floor level, and no differential movement was noted. Openings have been created in these areas to incorporate the single storey extension, where the support of RSJ's (rolled steel joists) or similar supporting beams would have been necessary. There is some boxing to the ceiling, as well as a substantial opening to the extended part, that would indicate this has been provided but they could not be inspected. However, there is no cracking or distortion around the openings that would indicate inadequate support or the potential for failure.

The window/door lintels could not be seen but there is no significant cracking or distortion around openings that would indicate potential failure. Subsoils in this area are chalk, which is a reliable building foundation and structural movement is unusual. While the building has suffered from some slight uneven bedding down, this is to be expected and is a minor defect that is not thought to have any serious structural significance. The foundations could not be seen, but in a building of this age they are likely to be concrete strip foundations that appear to be performing effectively, as no evidence of any significant structural defects such as subsidence, landslip or heave were noted on inspection.

The damp proof course to the main house could not be seen as it is covered by a cement plinth that is painted in black. It is fairly old and worn, with some general cracking, and blown areas that have become detached where repairs and maintenance would be beneficial, but is not thought to be urgent. This has the potential to bridge the damp proof course, which in a building of this age is likely to be bitumen felt, but it appears to be performing effectively in general as no unusually high damp readings were found around the base of the external walls, internally, where accessible to test with a moisture meter, which is less likely to occur with cavity construction.

I could see no evidence that cavity wall insulation has been installed, as there would be filled drill holes where it has been blown in between the cavities at a later date, and while this would improve the thermal efficiency of the building, it can also cause issues with bridging of the damp proof course and cold bridging if it is not properly distributed throughout the cavities. I would not recommend its installation unless it is undertaken by a reputable contractor that provide lengthy guarantees.

The subfloor ventilation should be sufficient as there are airbricks to the base of the building at the front, side and rear to allow an adequate flow of air beneath the property and keep the subfloor timbers in good condition.

The single storey extension is understood to have been constructed around the 1970's according

# D

## Outside the property

to the vendor, as it was previously their grandfather's house that they inherited. This therefore pre-dates the requirement for building control approval that came in around 1983, and is likely to have been constructed under permitted development rights given its size, but further information could be available from your solicitor's local authority searches. It appears to have been constructed to a reasonable standard, using cavity brick/blockwork that is finished externally in facing brick to the front elevation to match the main building. The remainder is rendered and painted and the brickwork, pointing and render appear to be in reasonable condition, beyond a defective cement plinth at the left side where it has become detached and is completely missing in an area. This did allow for inspection of the damp proof course, where there is a double layer of bitumen felt, and no damp readings were found internally. There is no requirement for subfloor ventilation as there is a solid concrete floor to the extension.



### D5 Windows

The majority of the windows are uPVC double glazed replacements and on discussion with the vendor, most were installed around 2018, but the side landing window and rear bedroom window were installed last year. They appear to be in reasonable condition, being relatively modern, and according to the vendor there are guarantees/warranties available which should be transferred on purchase if necessary. This should also include FENSA certification for their installation. Minor adjustments to latches and hinges can be expected in places but no significant defects were noted.

3

However, there are some old, potentially original, windows that remain in-situ and this was particularly noted to the separate first floor WC, which is an old timber framed, single glazed type, as well as the kitchen, where the vendor stated that they had not replaced it as they had considered adding a single storey rear extension. These provide poor thermal efficiency/security and there is significant rot to the framework so they require replacement as a matter of urgency. An original feature window was also noted to the rear reception within the garage, but it has been blocked up on the living room side.

It was also noted that the windows to the extension will be original to when it was constructed and they are dated timber framed types with thin double glazed panes and lead strip effects. These provide poor thermal efficiency/security that would benefit from upgrading and there appears to be some rot to the timber framework.

A defect was noted above the front reception room window where there is lead dressing above that has a gap centrally and missing pointing to the brickwork above it. This does not appear to be

# D

## Outside the property

causing any leaks but should be improved.



### D6 Outside doors (including patio doors)

The main entrance door is the original, reasonable quality, oak hardwood door that is in acceptable condition, as it is protected from the elements by the canopy roof above, but it provides poor thermal efficiency/security – particularly where there is a single glazed openable window. The surrounding windows are also likely to be the original single glazed types, where improvements could be made, but it is a reasonably attractive period feature with no significant defects noted.

To the extension, there is a uPVC double glazed door that has multipoint locking and appears to function effectively. It is likely to be contemporary with the windows that were installed in 2018.

To the back of the rear right reception room, there is also a modern uPVC double glazed door with multipoint locking and surrounding windows that appear to be more modern and likely to have been installed recently.

Further enquiries should be addressed to the vendor to establish if there are any guarantees or warranties available, which could be transferred on purchase and while no significant defects were noted, a condition rating of two has been provided as improvements could be made to the main entrance for thermal efficiency/security purposes.

2

### D7 Conservatory and porches

There is no conservatory or porch but there is an original canopy roof above the main entrance that is a timber framed structure supported by a gallows bracket at the left side and the external timbers would benefit from treatment where there is some peeling paint. The roof covering has been replaced with a plain concrete type, likely around the same time as the main roof, that appears to be in reasonable condition but there are basic quality tile flashings to create seals and some cracking to pointing was noted at the left side that could be improved.

2

### D8 Other joinery and finishes

The outside joinery includes the boards around the edges of the main roof called fascias and soffits. The fascias are the boards from which the gutters are hung, and the soffits are the horizontal boards beneath. These are painted timbers that have suffered a lack of repairs and maintenance,

2



# Outside the property

where there is peeling paint, and they require treatment to prevent further deterioration. There is the potential for some rot and the ideal solution would be to replace them with PVC, which prevents the need for on-going maintenance beyond occasional cleaning.	
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**D9 Other**

None	<b>NI</b>
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**E**

**Inside the property**





## Inside the property

### Limitations on the inspection

The house is fully furnished, with floors covered, and the loft space was filled with stored possessions, boarding and insulation material - all of which limited inspection somewhat.

### E1 Roof structure

1 2 3 NI

Access to the interior of the roof frame is by means of a trap on the first floor landing ceiling. This is a basic quality thin hardboard panel with no insulation or seals and it should be replaced to improve thermal efficiency. There is a drop down ladder and electric light but no natural light.

2

The roof is constructed of the original traditional timber frame, which consists of rafters supported by purlins, struts and collars. I would expect there to have been some additional bracing provided for the increased weight of the interlocking concrete tile covering, but the frame does appear to be carrying the weight of the tiles satisfactorily, having bedded down only somewhat unevenly, with no timber defects such as rot or worm found to be affecting visible structural timbers.

The roof pitches are lined with bitumen felt, which would have been installed as part of the replacement covering, and it provides secondary weather protection, but does not allow for any ventilation. There are no vent tiles or vents to the soffits and the ventilation to the roof structure should ideally be improved, as some minor mould growth was noted to the rafters, with the installation of vent tiles/soffit vents, but the mould is minor and this is not thought to be urgent.

There is boarding to the ceiling joists to provide walking and storage space with large amounts of stored possessions, which limited inspection, but where it could be seen around the eave areas there is a minimal amount of fibreglass wool insulation material and it is missing beneath the cold water storage tank. This requires significant improvement as the current recommended minimum thickness for a mineral wool type is for 270mm.



No major defects were noted to the roof structure, but the insulation and ventilation requires improvement.



## Inside the property

### E2 Ceilings

The ceilings are likely to be original plasterboard or possibly fibreboard throughout, as it could be seen where there is missing insulation above the landing area within the roof space, and they appear to be adequately fixed/reasonably well presented. This would indicate that the property is a later 1950's house, as I would expect there to be lath and plaster ceilings if it was constructed in the 1930's.

2

Most are covered by textured lining papers, that limited inspection, but some general decorative improvements can be expected where there is some hairline cracking to board joints and damage caused by water penetration around the side chimney stacks.

It was noted that there is a textured coating to the kitchen that appears to be a textured paint but has the potential to be a textured plaster known as Artex. Artex was known to contain an element of asbestos up until the middle 1980's but the content was relatively low at around 5%. Asbestos is a toxic material not now used in the building industry and the hazard arises from the release of fibres such as when it is worked on and they are inhaled. If they are simply left alone, they are not thought to be a major defect, but you may wish to have them tested to establish if they are an asbestos containing material.

### E3 Walls and partitions

The inside walls are the original single skin brick/block that are mostly unaltered from original construction. The main loadbearing wall is the wall between the front and rear reception rooms that extends up to first floor level dividing the bedrooms, where the roof struts are braced transferring the load of the roof down to the ground. There is also a substantial arched feature to the ground floor hallway that is likely to be loadbearing. The plaster finishes are reasonably well presented but in a property of this age there is likely to be areas of blown plaster, where it has lost the bond with the walls behind, and some general decorative improvements can be expected. While there has been some slight uneven bedding down of the internal walls, this is to be expected and is a minor defect which is not thought to have any serious structural significance.

2

### E4 Floors

The floors to the original house appear to be suspended wooden joists overlaid with boards throughout and as would be expected with timber floors, there has been some slight settlement, but they are reasonably firm and even underfoot. In a property of this age, they could have been affected by some rot or worm over the years and if any is found when they are next exposed it should be dealt with on a localised basis, but inspection was severely limited by fitted floor coverings that are in reasonable condition.

NI

There is solid concrete to the extension and as would be expected, it is firm and even underfoot. While no obvious defects noted to the floors, as inspection was severely limited, a condition rating of NI has been provided.

### E5 Fireplaces, chimney breasts and flues

The only fireplace that remains is to the rear reception room, but any surround has been removed with a recessed aperture, stone hearth and a rustic oak mantel installed above. This does not appear to be used but the flue is open and should ideally be sealed to prevent heat loss if you do

3



## Inside the property

not intend to use it. The other fireplaces appear to be blocked up, most of which have had vents installed, but this could not be verified to the front reception room as there was a substantial wardrobe in front of it.

The chimney breasts are external, which are rendered and painted, and appear to be in reasonable condition, beyond some peeling paintwork. The rear one tapers into the wall at low level where it would have served a floor mounted boiler or stove in the kitchen and has the flue for the current boiler penetrating through it.



As mentioned above, damp penetration was found causing water staining and damage to the walls/ceilings of the side stacks, where an overhaul to improve water tightness will be required and these stacks, if you do not intend to use them, could be removed in their entirety as they will always be a weak point for damp penetration.

If you wish to use any of the fireplaces you should have the flues swept and checked as it is essential that the exhaust gases leave the building efficiently and as testing is recommended for health and safety purposes, as well as damp penetration that requires eradication, a condition rating of three has been provided.

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

At ground floor level there is an understair cupboard, hallway cupboard with louvered doors that provides storage space and a service cupboard off the kitchen area where a washing machine is located and there are boxed in services. These are all reasonably well presented with no significant defects noted but some general adjustments to latches and hinges, as well as decorative improvements, could be required.

At first floor level there is an airing cupboard off the landing where a hot water storage cylinder is located and this is block built as part of the original building. There is a flush panelled composite door and no defects were noted but it was filled with stored possessions, which limited inspection and there could be some asbestos containing materials that was often used as heat shielding.

There is an eave cupboard to the small box room that is missing a door and where any of the ceilings follow the roof line, you need to ensure that these areas are adequately insulated from the roof void above to prevent cold bridging and mould growth from developing.

No significant defects were noted but some general adjustments and decorative improvements could be made.

The kitchen has a modern range of base and wall units that are well presented. There are composite worktops, a 1.5 bowl composite sink, gas hob, electric oven and integrated appliances. No significant defects were noted but there is some general water damage to the composite worktops where the edges have expanded and some of the covering is loose. None of the

2



## Inside the property

equipment was tested and while some improvements could be made, it is reasonably well presented and appears to function effectively.



### E7 Woodwork (for example staircase joinery)

The woodwork consists of doors, door frames, skirtings, stairs etc.

The stairs are timber framed, fitted with an open balustrade/handrail, and they rise directly out of the hallway. They are reasonably firm and even underfoot, beyond some creaky treads where refixing would be beneficial. However, it was noted that there is a metal balustrade arrangement with large gaps between that would likely not comply with current regulations for health and safety purposes, particularly for small children, and this could be improved.

The internal doors have been replaced mostly with lightweight composite panel effect types that are basic quality, but they appear to be in reasonable condition. There is a glazed door to separate the kitchen, with some original flush panel composite types remaining in-situ, which was particularly noted to the first floor WC that is potentially original.

The woodwork, in general, is reasonably well presented but decorative improvements, as well as adjustments to latches and hinges, could be required.

2

### E8 Bathroom fittings

The property retains the original separate bathroom and WC arrangement, but they have been refurbished relatively recently to a reasonable standard. To the bathroom there is an acrylic shower bath that widens at the shower end, ceramic pedestal wash hand basin, a heated towel rail and an electric extraction system that comes on with the light. The separate WC has a relatively modern low level WC pan and cistern that has dual flush facility.

There is a ground floor WC that is likely to have been retro-fitted and has also been modernised with a composite basin set in a vanity unit, but the WC itself is a relatively dated type with no dual flush facility that would indicate it is not a recent adaptation.

No significant defects were noted but the equipment was not tested and improvements could be made.

2



## Inside the property



**E9 Other**

None

**NI**

# 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

Much of the pipework and wiring is concealed and could not be inspected.

### F1 Electricity

1 2 3 NI

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

Mains electricity is supplied and the meter is located in the understair cupboard, which appears to be a modern digital smart meter replacement. The consumer unit is in the same location, which is a relatively modern replacement that was likely installed in 2007, as there is a date on the front, and this has miniature circuit breaker fusing. The sockets and switches are relatively modern, which could indicate some rewiring, but this could not be confirmed and as I am unable to test this type of installation, I recommend that you have it tested by a qualified electrician to establish its efficiency before proceeding.

3



There is a separate consumer unit in the garage, which should comply with regulations, but the lighting was not working and inspection was limited. This should be tested at the same time as the main system.

### 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.

Mains gas is supplied and the meter is also located in the understair cupboard, which is a modern digital type that would have been installed as part of the smart meter installation. Gas is supplied to the boiler and hob in the kitchen and while the system was not tested, gas was available during inspection. There is an obvious potential hazard with any mains gas installation, and I recommend that you have it tested by a qualified gas safe or similar contractor to establish its efficiency before proceeding.

3



# Services



## F3 Water

Mains water is supplied and there is an external water stop valve cover located on the raised grass area to the in-an-out driveway close to the street. This is a modern type that has a meter beneath and likely a quarter turn stop valve that could not be inspected as there is some detritus.

2



The mains internal water stop valve appears to be behind boxed services to the cupboard off the kitchen where it was noted that the tap head is missing and it is likely that the property retains the original lead mains water feed pipe from the street into the house. This should ideally be upgraded to PVC, but if the original lead does remain, this is not thought to be a significant hazard as calcification on the inside of the pipe forms a protective layer. There also appears to be some lead providing a feed to the ground floor WC, where there is potentially another stop valve.

The majority of the pipework is concealed and could not be inspected but where it could be seen it is in copper and there is likely to be some modern plastic where fittings have been upgraded. The supply terminates in the roof space where there is a plastic cold water storage tank that has some basic quality lagging that could be improved. There is also a smaller plastic header tank for the central heating system that has had a spray foam insulation type applied which should be sufficient. This is a fairly dated arrangement where there is the potential for contamination to tanks, and I would recommend that it is upgraded to a modern type that is at mains pressure with a separate pressure vessel provided to remove the requirement for a header tank for the central heating system. You should take specialist advice in this respect but no significant defects were



# F

## Services

noted, beyond some dated pipework and a missing tap head to what is believed to be the mains internal water stop valve.



### F4 Heating

The house is centrally heated by pressed steel radiators, most of which are relatively modern replacements that have convector fins and individual thermostatic control valves, but there are some older types and unusually, some of the retro-fitting was undertaken using surface mounted pipework rather than utilising subfloor voids, which is unattractive. The hot water is provided by a relatively modern Worcester Bosch indirect boiler, that is wall mounted in the kitchen with a flue exiting out of the rear wall. The system was not in use during inspection, and as I am unable to test this type of installation, I recommend that you have it tested by a qualified heating engineer to establish its efficiency before proceeding.

3



### F5 Water heating

The same boiler provides the hot water for the tap outlets and it is stored in the copper hot water storage cylinder in the first floor landing airing cupboard. This is a reasonably modern tank with built-in insulation but it is a somewhat dated arrangement that could be improved. However, while the system was not tested, hot water was available during inspection and no leaks were found to visible pipes. You should have this system tested by the qualified heating engineer at the same

3

time as the central heating system.



### F6 Drainage

**Above Ground Drainage** – The original cast iron soil vent pipe remains in-situ at the left side that will serve the WC. It is boxed in internally at ground floor level, where inspection was limited, and there has potentially been some retro-fitting to accommodate a ground floor WC if it was added at a later date. There is an original cast iron hopper at the rear taking the bathroom waste down to a gulley that also takes the kitchen wastes. This appears to be relatively clear but some general repairs and maintenance can be expected.

2

There is a further gulley at the left side taking some of the ground floor WC wastes, as well as the utility cupboard waste for the washing machine, and rainwater. There is a slab placed over the top of it, but it is relatively clear. However, there is some staining around it that could indicate it has been over flowing and again some repairs and maintenance may be necessary.

**Below Ground Drainage** – There is an inspection chamber in the rear garden, behind the extension, with a cast iron cover. It is likely to have been renewed or moved as part of the extension work and it is a shallow chamber with brickwork around a glazed earthenware channel. This is taking the waste from the rear gulley and it appears to be partially blocked with some fat or similar to the channel that should be cleared. This will then run beneath the extension to a modern steel cover in front of it, but this is a sealed chamber that is screwed shut and I was unable to open it. This could be related to the addition of a ground floor WC.

There is a further chamber close to the front left of the property on the gravel area which is a cast iron type and when lifted, there is cement render around original glazed earthenware channel and this is a turn in the system that appears to run across the front of the house from left to right. It is therefore likely there is a concealed interceptor chamber where it meets the main sewers, which could be beneath the gravel, and you may wish to make further investigations in this respect. This chamber is fairly worn with some hair root growth and some general repairs and maintenance, as well as further investigation, would be beneficial.

# F

## Services



### F7 Common services

None known	<b>NI</b>
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# G

**Grounds**

**(including shared areas for flats)**



# Grounds (including shared areas for flats)

## Limitations on the inspection

I had reasonable access around the plot to make an assessment of its condition.

### G1 Garage

1 2 3 NI

There is a side attached single garage that is tandem length and a relatively modern structure that was potentially added around the same time as the extension at the other side, or could be more modern as there is modern OSB (orientated strand board) decking boards with pressured treated timber supporting beams. It is of single skin blockwork construction, with internal supporting piers and it is under a bitumen felt covered flat roof that are notoriously unreliable. This could be inspected from the rear and appears to be a relatively modern covering that was likely replaced at the same time as the single storey extension and there are sheet metal flashings to create the seals between it and the walls of the house/parapet walls that rise above.

2

There is a dated arrangement at the rear where there is a single glazed, timber framed window and door and the door has expanded and binds on the frame with rot to the windows. There is also likely to be significant damp penetration around this area where the external ground levels are significantly higher than internal floor levels and there is peeling paintwork. However, this is not thought to be a particular issue as it is a garage.

It has electric light and power but the lighting was not functioning during inspection and you should have this tested at the same time as the main system.

There is a solid concrete floor and while some general refurbishment will be required, no major defects were noted. The up and over composite timber door is in relatively poor condition with some rot at the base and I could not get it to function during inspection.

### G2 Permanent outbuildings and other structures

There are two timber sheds in the rear garden with the one at the rear left completely dilapidated, that has rotted through, and the one at the front right is old and worn. This is in better condition, but both have corrugated asbestos cement board roof coverings. Asbestos is a toxic material not now used in the building industry and the hazard arises from the release of fibres such as when it is worked on and they are inhaled. As this is external, and if it is simply left alone, this is not thought to be a major defect. You may wish to have them tested to confirm they are an asbestos containing material and if they are, and you wish to remove it, it will require specialist removal and disposal.

3

The one at the rear will be beyond saving and refurbishment will almost certainly be necessary to the front shed.

### G3 Other

None

NI

# 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

The extension is believed to pre-date the requirement for building control approval and given its size, could have been constructed under permitted development rights, but it may have required planning permission and further information should be available from your solicitor's searches. You should ensure that all the necessary statutory consents and approvals were obtained if required. Other than this, there have been no changes that would have required any statutory consents or approvals as far as could be seen.

## H2 Guarantees

Many windows/doors are modern replacements that should be subject to a minimum 10 year guarantee/warranty and FENSA certification. You should ensure that it is transferred on purchase if required. Other than this, there appears to have been few recent changes and I think it unlikely that there will be much in the way of guarantees or warranties that can be transferred on purchase, but further enquiries should be addressed to the vendor.

## H3 Other matters

You should establish the ownership of the boundaries as far as possible during the conveyancing process.

## 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

**Structural Movement** - While the building has suffered from some slight uneven bedding down, this is to be expected and is a minor defect, which is not considered to have any serious structural significance.

**Dampness** - Tests were carried out around the base of the external walls, internally, where accessible to test with a moisture meter and no unusually high damp readings were found. The same tests were carried out around window openings and other potentially vulnerable points with the same result, beyond damp penetration to chimneys.

**Timber Defects** - No rot or worm was found to be affecting visible structural timbers in this property. It is possible that some may be found when carpets etc. are next lifted and if any is found at this time it should be dealt with on a localised basis.

## I2 Risks to the grounds

**Flooding** - While the property is close to the bottom of a valley on ANY Street where there is a high risk of surface water flooding, it is on raised ground where the risk of flooding from both rivers and surface water is considered to be low, according to the Environment Agency flood maps. You should, however, take their advice in this respect.

## I3 Risks to people

**Health and Safety Advice** - F1 Electrics; F2 Gas; F4 Heating - Lack of test certificates.

**Asbestos** - E2 Ceilings; E6 Built-in fittings; G2 Permanent outbuildings and other structures – Potential asbestos containing materials. No further asbestos containing materials were found on inspection but its presences cannot be ruled out to concealed areas.

## I4 Other risks or hazards

None known

# J

## Energy matters

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

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



# Energy matters

## J1 Insulation

There are relatively modern replacement uPVC double glazed windows and doors but there is some single glazing and an original front door where improvements could be made.

The external walls are of cavity construction and there is no evidence that cavity wall insulation, which could improve the thermal efficiency but it can also cause issues with bridging the damp proof course and cold bridging if it is not properly distributed throughout the cavities, has been installed. I would not ideally recommend its installation unless it is undertaken by a reputable contractor that provide lengthy guarantees.

There is a minimal amount of insulation within the roof space, which requires significant improvement as the current recommended minimum thickness is for 270mm. This will improve the energy efficiency of the property.

## J2 Heating

The house is centrally heated with a relatively modern boiler and radiators, but there are some older types and improvements should be made. You should have the system tested by a qualified heating engineer as recommended above.

## J3 Lighting

The lighting installations appear to be reasonably modern, but you should have the electrical installations tested by a qualified electrician as recommended above. The energy efficiency could be improved with the installation of LED fixtures and fittings.

## J4 Ventilation

The house is ventilated by open casement windows which are double glazed. They are fairly modern and relatively draught free, providing reasonable control of the air flows through the house.

## J5 General

None

**K**

## **Surveyor's declaration**



## Surveyor's declaration

**Surveyor's RICS number**

**Phone number**

020 8661 1818

**Company**

Marten & Carnaby Ltd

**Surveyor's Address**

Market House, 216-220 High Street, Sutton SM1 1NU

**Qualifications**

BA (Hons) MRICS

**Email**

dg@martencarnaby.co.uk

**Website**

www.martencarnaby.co.uk

**Property address**

12 Any Street, Any Town, AB1 2CD

**Client's name**

Mr & Mrs Sweets

**Date this report was produced**

February XXXX

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

**Signature**

**L**

**What to do now**



## Further investigations and getting quotes

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

### Getting quotations

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

You should also:

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

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

### Further investigations and what they involve

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

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

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

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

### Who you should use for further investigations

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

# M

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





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

## The service

The RICS Home Survey – Level 3 service includes:

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

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

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

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

## The inspection

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

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

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

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

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

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



## Description of the RICS Home Survey – Level 3 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. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue.

### Outside the property

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

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

### Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within 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.

### 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.



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

### The report

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

### Condition ratings

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

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

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

### Energy

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



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

### Issues for legal advisors

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

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

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

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

### Risks

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

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



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

## Standard terms of engagement

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

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

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

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

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

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

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

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

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

This report is for use in the UK

## Complaints handling procedure

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

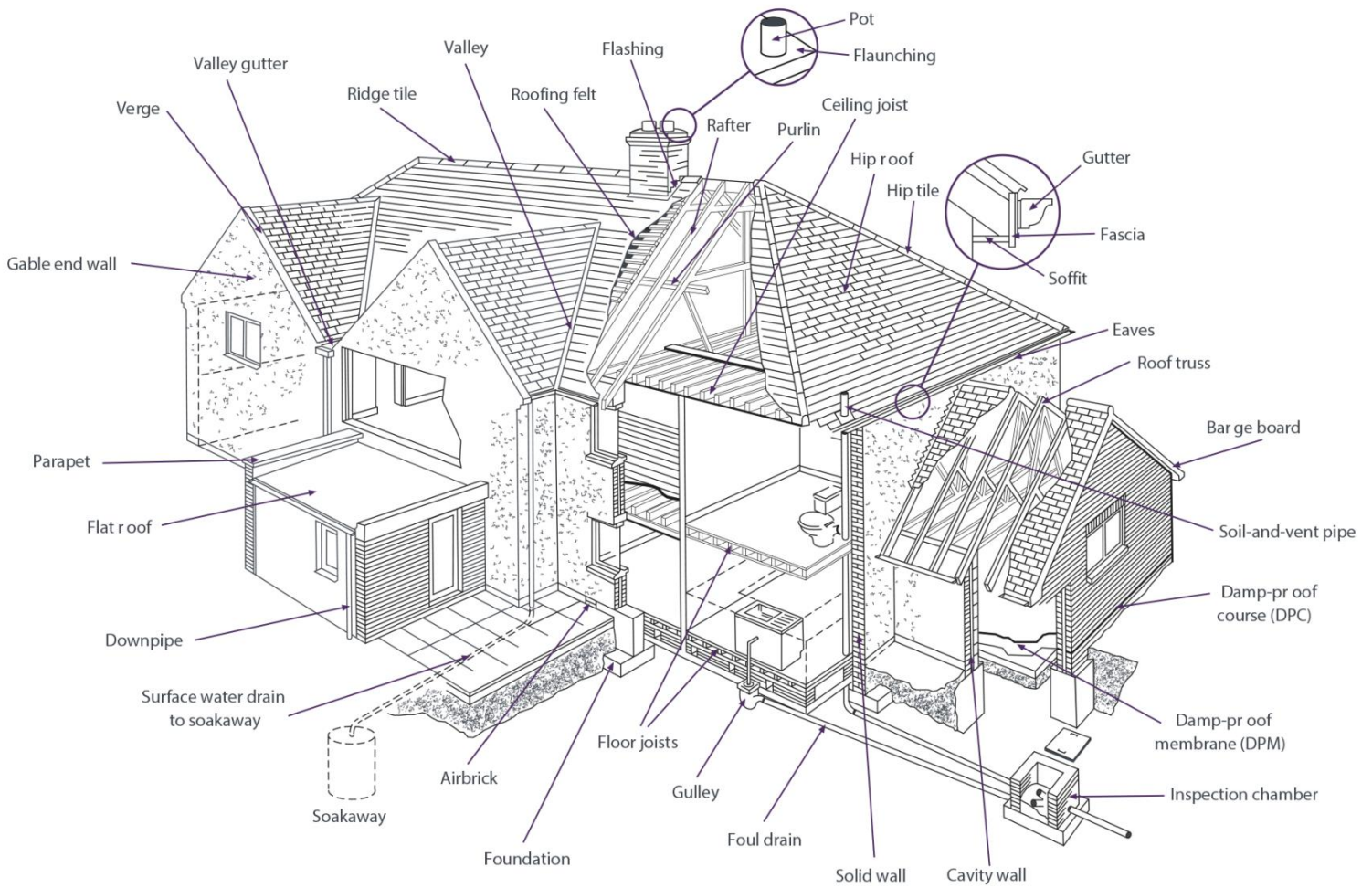
# N

## Typical house diagram



# Typical house diagram

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



# Glossary of terms

Airbrick	A brick with holes in it by design, used especially underneath timber floors and in roof spaces, to allow ventilation.
Barge Board	Also known as a 'Verge Board'. A board, usually wooden and sometimes decorative, placed on the edge, or verge, of a roof.
Cavity Wall	A wall built with two sets of bricks or blocks, with a gap, or cavity between them. Cavity is usually about 50mm.
Ceiling Joist	Horizontal piece of wood used to support a floor (above), or attach a ceiling (below). Sometimes also metal.
Damp Proof Course (DPC)	A layer of material that cannot be crossed by damp, built into a wall to prevent dampness rising up the wall, or seeping into windows or doors. Various methods can be used.
Damp Proof Membrane (DPM)	A sheet of material that cannot be crossed by damp, laid in solid floors.
Downpipe	A pipe that carries rainwater from the roof of a building.
Eaves	The overhanging edge of a roof.
Fascia	A board, usually wooden, that run along the top of a wall underneath the bottom of a sloping roof.
Flashing	Used to prevent water leaking in at roof joints. Normally made from metal, but can also be cement, felt, or other effective material.
Flat Roof	A roof specifically designed to sit as flat as possible, typically having a pitch of no more than 15 degrees. A flat roof usually has the following components: 1. Waterproofing, 2. Insulation, 3. Vapour Barrier, 4. Substrate or sheathing (the surface that the roof is laid on), 5. Joists, and 6. Plasterboard ceiling.
Flaunching	Shaped cement around the base of chimney pots, to keep the pot in place and so that rain will run off.
Floor Joists	Horizontal piece of wood used to support a floor. Sometimes also metal.
Foul Drain	A pipe that conveys sewage or waste water from a toilet, etc, to a sewer
Foundation	Normally made of concrete, a structural base to a wall to prevent it sinking into the ground. In older buildings foundations may be made of brick or stone.
Gable End Wall	The upper part of a wall, usually triangular in shape, at the end of a ridged roof.
Gulley	An opening into a drain, usually at ground level, so that water etc. can be funnelled in from downpipes and wastepipes.





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Gutter	A trough fixed under or along the eaves for draining rainwater from a roof.
Hip	The outside of the join where two roof slopes connect.
Hip Roof	A roof where all sides slope downwards and are equal in length, forming a ridge at the top.
Hip Tile	The tile covering the hip of a roof, to prevent rain getting in.
Inspection Chamber	Commonly called a man-hole. An access point to a drain with a removable cover.
Parapet	A low wall along the edge of a flat roof, balcony, etc.
Purlin	A horizontal beam in a roof, on which the roof rafters rest.
Rafter	A sloping roof beam, usually wooden, which forms and supports the roof.
Ridge Tile	The tiles that cover the highest point of a roof, to prevent rain getting in.
Roof Truss	A structural framework, usually triangular and made from wood or metal, used to support a roof.
Roofing Felt	A type of tar paper, used underneath tiles or slates in a roof. It can help to provide extra weather protection.
Soakaway	An area for the disposal of rainwater, usually using stones below ground sized and arranged to allow water to disperse through them.
Soffit	A flat horizontal board used to seal the space between the back of a fascia or barge board and the wall of a building.
Soil-and-vent Pipe	Also known as a soil stack pipe. Typically a vertical pipe with a vent at the top. The pipe removes sewage and dirty water from a building, the vent at the top carries away any smells at a safe height.
Solid Wall	A wall with no cavity.
Surface Water Drain	The drain leading to a soakaway.
Valley	Where two roof slopes meet and form a hollow.
Valley gutter	A gutter, usually lined with Flashing, where two roof slopes meet.
Verge	The edge of a roof, especially over a gable.

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