



LEVEL 2

# Your survey and valuation report

Property address

74 Square Road, Circle Town, RE3 7AN

Client's name

Mr Triangle

Consultation date (if applicable)

Inspection date

March XXX

Surveyor's RICS number

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.

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

### About the inspection

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

 **Reminder**

Please refer to your **Terms and Conditions**, that were sent to you at the point you (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**

March XXX

**Report reference number**

XXX

**Related party disclosure**

I have no links with this transaction

**Full address and postcode of the property**

74 Square Road, Circle Town, RE3 7AN

**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 end of terrace house, constructed in the 1930's, that has been altered with a single storey extension beyond the original side attached garage, a conservatory at the rear, the garage recently converted to a bedroom and an old DIY type loft conversion that does not comply with building regulations and should only be used as ancillary space.

The house has had general modernisation and is reasonably well presented, but defects were found that are typical with properties of this age and type, which will be described within the body of the report. However, no significant structural defects such as subsidence, landslip or heave were noted on inspection.

The agreed purchase price, which is understood to be £XXX, is considered to be high, given current market conditions, but acceptable.

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)
F1	Electricity	
F2	Gas/oil	
F4	Heating	
F5	Water heating	

### 2

#### Elements that require attention but are not serious or urgent

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

Element no.	Element name	Comments (if applicable)
D1	Chimney stacks	
D3	Rainwater pipes and gutters	
D4	Main walls	
D5	Windows	
D6	Outside doors	
D7	Conservatory and porches	

# B

## Summary of condition ratings

D8	Other joinery and finishes	
E1	Roof structure	
E2	Ceilings	
E3	Walls and partitions	
E7	Woodwork	
E8	Bathroom fittings	
F3	Water	
G2	Permanent outbuildings and other structures	



### 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)
D2	Roof coverings	
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)	



## Summary of condition ratings

### **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
D9	Other
E4	Floors
E5	Fireplaces, chimney breasts and flues
E9	Other
F6	Drainage
F7	Common services
G1	Garage
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 end of terrace house

## Approximate year the property was built

1936, according to the vendor.

## Approximate year the property was extended

1990

## Approximate year the property was converted

2020 – conversion of the garage to habitable space.

## Construction

The house is constructed using traditional materials and techniques. The outside walls are solid brickwork, finished in facing brick at ground floor level to the front with replacement pebbledash render above and to the left side of the house. At the rear the original roughcast render has been retained, which is painted, that is similar to the side of the garage and the single storey extension. The walls are under a pitched and hipped, timber framed replacement interlocking concrete tile covered roof, with the same type to the garage/extension. The floors are mostly suspended wooden joists overlaid with boards and the inside walls are original single skin brick/block. There have been minor alterations to the inside walls, with an opening created between the original galley kitchen and rear reception room.

The extension is basic quality and is either single skin brick or block, as well as the garage. Where the garage has been converted to living space, it would have been drylined/insulated internally, and it is understood that there is building control approval for this work. There is likely to have been similar treatment to the side wall of the extension but the rear wall is single skin brickwork, which is basic quality construction. The utility space has a suspended timber floor but there is solid concrete to the converted garage space.

A conservatory has been added at the rear, which is a basic quality uPVC double glazed type with polycarbon roof panels.

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

## Accommodation

	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Ground	2	1		1	1	1		
First		3	1					



## 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

D61

### 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

There are private front and rear gardens where the plot narrows towards the rear. The front garden has dated crazy paving to provide off-street parking, but it is in reasonable condition having had general repairs and maintenance. There is a planter to the right side, with timber fencing defining the left boundary and low walls/kerbs to other areas. A drainage channel has been installed in front of what would have been the garage, which needs to be maintained and is somewhat overgrown with the gully blocked with detritus at the right side. This is particularly important as the drive slopes towards the house and this is a high risk of surface water area.

There is pedestrian access to the rear garden at the left side, via a metal gate with a further timber gate into the rear garden where the boundary steps. The rear garden is relatively small for a house of this size but reasonably well presented with a further slightly unusual step to the rear boundary as there is an allocated parking space for the flats/houses beyond. The boundaries are adequately defined by reasonable quality timber fencing, that have been repainted relatively recently, and no invasive species, such as Japanese knotweed, were found on site during inspection. There are some substantial fir trees towards the rear of the plot but they are an adequate distance from the building for the roots to not affect the foundations. There are a mixture of different finishes to the rear garden with paving, gravel, flowerbeds and a raised decking area around the conservatory. These appear to be in generally acceptable condition but some repairs and maintenance can be expected.

### Location

This is a densely developed, mature suburban area of south London that is dominated by similar houses. There are garages en-bloc for a 1970's housing development beyond the plot, which could affect security, but this development appears to be reasonably well managed/maintained.

### Facilities

Bus routes are available close by and XX railway station, which provides access to central London and surrounding areas, is just over half a mile distant. Local shopping facilities are available nearby and the main centre of Big town is approximately a mile to the south, providing all the usual town centre amenities.

### Local environment

This area is on somewhat raised ground where the risk of flooding from rivers is considered to be low. However, there is a high risk of surface water flooding, according to the Environment Agency flood maps and you should 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.

### D1 Chimney stacks

1 2 3 NI

There is a shared chimney stack at ridge height over the party wall. It is constructed of solid brickwork, finished in facing brick, and the brickwork and pointing are in reasonable condition. It retains the original uncapped clay pots that are in fairly poor condition, as the central one towards the front is broken or leaning that should be replaced or removed/capped as there are no functional fireplaces. The seal between the chimney stack and roof covering are sheet and stepped metal flashings that appear to be relatively modern replacements and on discussion with the vendor, this was undertaken at the same time as the loft conversion on the adjoining house within the last five years. However, damp testing was not possible within the roof space as the chimney breasts have been boxed in as part of the DIY type conversion. No work is thought to be urgent but the defective pot should ideally be addressed sooner rather than later as if it were to fall, it could be a hazard.

2



### D2 Roof coverings

The main roof is pitched, hipped, timber framed and covered with replacement interlocking concrete tiles. This 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. The replacement concrete ridge and hip tiles are adequately seated and there are Velux windows at all sides that are somewhat dated but in reasonable condition. There is a fire escape window at lower level to the front where a defect was noted as it does not close on the latching mechanism properly and should ideally be repaired.

1

There is an original gable-ended projection at the front over the two storey bay window that has the same type of replacement covering, which is in reasonable condition. The seals between it and the main roof are sheet metal lined valleys that are also durable and no obvious defects were noted.

There is a mono-pitched roof over the side attached garage and single storey extension beyond.



## Outside the property

This has the same type of replacement covering with modern replacement sheet metal flashings to create the seals between it and the walls of the house that were installed as part of the re-rendering. The tiles are satisfactorily in place and while there does appear to be some distortion towards the rear around the Velux windows to the WC/utility space, it is not significant and could potentially be an optical illusion as this side projection does taper towards the rear due to the angled plot. This extension projects beyond the building slightly where there is a traditional pitched finish at the rear but it has the same type of covering with sheet metal flashings to create the seals.

No significant defects were noted to the roof coverings in general.

### D3 Rainwater pipes and gutters

The gutters are half round plastic replacements that are likely to be contemporary with the roof recovering work and are in generally acceptable condition with no significant staining noted to joints that would indicate leaks. However, some general repairs and maintenance can be expected and improvements could be made as the main roof discharges onto the mono-pitched roof of the side projections where the downpipe in the alleyway simply discharges onto the ground and not to a gully. The discharge at the rear is via a plastic downpipe to the guttering at the right side of the extension and a further downpipe that disappears beneath the decking. This prevented inspection of any gully's or similar, but there is a drainage channel along the back door that indicates appropriate drainage has been provided.

2

### D4 Main walls

The outside walls are constructed of solid brickwork that are finished in facing brick at ground floor level to the front. The brickwork and pointing are in reasonable condition, having had replacement cement mortar pointing, and above this there is a recently applied pebbledash render finish that includes the side elevation of the original house at first floor level. On discussion with the vendor, this was replaced as part of their six year occupancy and is therefore in good condition, being adequately bonded to the brickwork behind. There is a two storey bay window projection at the front, which is solid brickwork at ground floor level, but has had the same replacement pebbledash render finish applied. Between ground and first floor level it will be single skin blockwork that provides poor thermal efficiency and is prone to mould growth internally due to cold bridging. However, no particular defects were noted or any differential movement between the bay and the main structure.

The rear elevation has an older, potentially original, pebbledash render finish that has been painted but it appears to be in generally acceptable condition. There is also possibly original pebbledash render to the side wall of the garage that has been matched to the extended area and while these are all relatively old and worn, with some obvious patch repairs to the rear elevation of the extension and some scarring to the side of the garage where openings have been filled in recently and not painted, no significant defects were noted. However, in a property of this age, there could be some blown render that has lost the bond with the brickwork behind to the older areas. No cracking or distortion was noted from a ground floor visual inspection, but ongoing repairs and maintenance can be expected and improvements could be made.

The window/door lintels could not be seen but there is no significant cracking or distortion around openings that would indicate inadequate support or the potential for failure. Subsoils in this area are London Clay, which is not the most reliable of building foundations and structural movement is not unknown. While the building has suffered from some slight uneven bedding down, this is to be

2



## Outside the property

expected and is a minor defect that is not thought to have any serious structural significance.

The damp proof course could not be seen but in a building of this age it is likely to be bitumen felt or possibly a double layer of slate. 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. However, unusually, damp readings of around 50% were found to the hallway on the main outside wall between the living space and side attached converted garage. This does extend to the understair void and there is no obvious cause for this. While I would ideally recommend further investigation, as where damp walls meet timber floors it will ultimately cause rot and failure, the vendor did state that there was a burst water main last year which caused significant water to flood towards the house, down the sloped driveway, which could potentially be related as it takes a long time for solid brickwork to fully dry. If this were the cause I would expect to find some further readings towards the front wall, which are not present, and it could possibly be related to a leaking radiator pipe where some pipes penetrate through the wall into the extension in this area. As further investigation is recommended, you should take the advice of a specialist timber and damp contractor in this respect and implement their recommendations. It could also not be verified if the subfloor ventilation is sufficient as there is a single airbrick on the bay window at the front. This is recessed into the ground levels, which are too high and potentially bridge the damp proof course, but no damp readings were found internally in this area where there is gravel externally that should allow surface water to dissipate below the damp proof course. The drainage channel in front of the garage could also possibly be related to this issue as the gully at the right side was blocked with detritus and this is a high risk of surface water flooding area. It could not be verified if airbricks have been maintained at the rear as a conservatory has been added and the decking, which is at high level will be concealing any airbricks that should have been channelled beneath this addition. A single airbrick was noted to the extension, where there is a suspended timber floor, but I would recommend further investigation is undertaken as it is understood you wish to remove or replace the conservatory to ensure that the subfloor ventilation is adequate.

The property would have originally had a side attached garage that was constructed of single skin brickwork with an internal supporting pier. The extension beyond is likely to have been constructed using the same techniques as the rear wall is certainly single skin construction where it is particularly narrow around the back door. This provides poor thermal efficiency and is prone to damp penetration that is not suitable for habitable space. It is therefore likely that the extension was separated from the main house as a utility area, but is now combined by an arched opening between this area and the kitchen. The garage has been converted recently to a bedroom by the current owners in their six year occupancy and they did state that they have building control approval for this work. The walls would have been insulated internally and dry lined with plasterboard to make them more thermally efficient and you should ensure that all the necessary statutory consents and approvals were obtained in this respect. The utility space will provide poor thermal efficiency, particularly on the rear wall, but it was noted that the side wall is hollow to the touch and the vendor did state that they had this drylined, but it was not possible to determine if any insulation was added. If not, it is not thought to be a significant issue but improvements could obviously be made as these structures were never designed to be integral with the main living space. The garage has a solid concrete floor that has been raised in height, which could possibly be related to the damp issues internally, but there is a suspended timber floor to the utility space/WC with an airbrick at the rear which should provide subfloor ventilation.

No significant defects were noted to the external walls but further investigation should be undertaken and improvements could be made.



## Outside the property

### D5 Windows

The windows are uPVC double glazed replacements that are fairly old and likely to be contemporary with the conservatory, where a date of 1997 could be found. They appear to be in generally acceptable condition but adjustments to latches and hinges can be expected in places and they will not be the most thermally efficient by modern standards, as there is a relatively narrow gap between the double glazing units.

There are Velux windows to the single storey extension, as well as the main roof, that are particularly old to the main roof but they appear to be in generally acceptable condition beyond a defective latching mechanism to the front fire escape window where it was also noted that there are some loose rubber seals. These will ultimately require replacement but is not thought to be urgent or necessary as long as repairs are made.

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### D6 Outside doors (including patio doors)

The main entrance door is a modern composite panel effect replacement with multipoint locking that appears to be in acceptable condition.

To the rear of the extension, there is a uPVC double glazed door that has multipoint locking and is likely to be contemporary with the windows, but it appears to be in acceptable condition and functions effectively.

Between the conservatory and the living space there are good quality modern uPVC double glazed replacement doors and windows that the vendor has had replaced in their six year occupancy. They should be subject to guarantee or warranty, but the vendor did state that they were struggling to find the FENSA certification/guarantees and they are making further enquiries with the company that installed them. It is possible that the kitchen window was replaced at the same time and may fall under this guarantee/warranty.

No defects were noted but some general adjustments to latches and hinges can be expected in places.

2

### D7 Conservatory and porches

A porch has been fitted at the front, which has single skin brick dwarf walls with uPVC double glazed windows and door. It has a pitched timber framed plain concrete tile covered roof where no defects were noted. There are cement flashings to create the seals between it and the walls of the house, which are not the most durable, but there could be concealed lead soakers and it is a relatively modern structure that is in acceptable condition with uPVC external trim that does not require any ongoing repairs or maintenance beyond occasional cleaning.

A conservatory has been added at the rear where a date of 1997 could be found. It is relatively old and worn, but appears to be in generally acceptable condition with uPVC double glazed windows and doors and a basic quality polycarbon roof covering. There are sheet metal flashings to create the seal between the walls of the house, with no leaks noted internally, and as external quality doors have been maintained to provide separation and prevent excessive heat loss, this should comply with regulations. It should not ideally have a radiator in this area, but it does have an individual thermostatic control valve which means it can be separately isolated and is not thought to be a significant issue. No major defects were noted but improvements could be made.

2



## Outside the property

### D8 Other joinery and finishes

The outside joinery includes the boards around the edges of the main roof called fascias and these are the boards from which the gutters are hung. They are potentially original painted timbers that are fairly worn with general staining/peeling paint and require treatment to prevent further deterioration. This includes the barge boards around the gable-ended projection above the bay window. There is an open eave arrangement where there are no horizontal soffit boards beneath and the roof rafters project outwards. These are in reasonable condition, being protected from the elements, but they will also require ongoing repairs and maintenance.

To the single storey garage/extension, there are PVC fascia boards that do not require any ongoing repairs or maintenance, beyond occasional cleaning, which appear to be in reasonable condition.

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### D9 Other

None

NI

# E

## Inside the property



## Inside the property

### Limitations on the inspection

The house is fully furnished with floors covered and the roof space has been converted on a DIY basis that limited inspection.

### E1 Roof structure

1 2 3 NI

The roof space has been converted on a DIY basis to a hobby/games room, but this has not been undertaken to the correct standards making it unsuitable as habitable space. While there has potentially been some additional timbers provided to the floor, the original ceiling joists will remain in-situ with a suitable structural floor not provided, as there should be the installation of RSJ's (rolled steel joists) or similar supporting beams at front and rear spanning between the party wall and side wall. There is also no fire separation between it and the main house, with appropriate fire doors or a hardwired smoke alarm system, so this should only be used as ancillary space. A space saving, Dutch style, ladder stair system has been installed off the rear bedroom which, according to the vendor, originally had separation from the rear bedroom which they opened up as it made the rear bedroom particularly small. These are reasonably firm and even underfoot but will also not comply with building regulations.

2

The roof structure has been altered to accommodate this DIY conversion where the original rafters and purlins remain in-situ, but the supporting struts over the loadbearing wall between the main bedrooms and reception rooms beneath have been removed. The vertical walls now provide the structural support and some additional timbers have been provided beneath, but they are no longer over a loadbearing structure. This does not appear to have had any significant structural implications but improvement could be made and, again, this makes this not a building regulation compliant habitable space. It is reasonably well presented with plasterboard to the angled roof rafters and vertical walls where some are insulated, but insulation is missing to other areas – particularly around the poor quality access hatches, which are loose or jammed in place. Where these could be opened, there is minimal fibreglass wool insulation material between the ceiling joists which provides inadequate insulation by modern standards as the current recommended minimum thickness of a mineral wool type is for 270mm. The original rafters have been retained and there is a modern waterproof, but breathable membrane beneath the tiles that provides secondary weather protection, as well as allowing ventilation to the structural roof frame. No rot or worm was found to be affecting visible structural timbers, but inspection was severely limited.

The firebreak wall could be partially seen within these voids which is solid brickwork but it has been plasterboarded around the original chimney breast which prevented damp testing.

The Velux windows have been described above but a defect was noted to the fire escape type window to the front elevation which shows some attempts have been made to make this conversion compliant as there is a means of escape with a low window to the front elevation. Whilst this is a useful ancillary space, with no significant defects noted, improvements should be made and it should not be used as a bedroom as there is a significant health and safety risk with regards to inadequate fire separation.



## Inside the property



### E2 Ceilings

The ceilings in general are adequately fixed and reasonably well presented that could indicate potential over boarding with plasterboard or replastering, but there could also be some original lath and plaster. No significant defects were noted but some general decorative improvements can be expected.

2

### E3 Walls and partitions

The inside walls to the original house are substantially unaltered from original construction with the exception of the creation of a high level opening between the kitchen and rear reception room that provides a breakfast bar type arrangement. The support of an appropriate reinforced concrete lintel would have been required, which is likely to be in-situ, but could not be inspected. However, there is no cracking or distortion around the opening that would indicate inadequate support or the potential for failure.

The main loadbearing wall would have been the wall separating the reception rooms, extending up between the bedrooms where the roof struts should be braced transferring the load of the roof down to the ground. This remains in-situ and has been extended into the roof space with timber framed studwork partitioning, which will be providing some additional support, but the struts have been removed and are no longer braced over loadbearing structures – see E1 above.

The property also potentially had a separate bathroom and WC arrangement that has been combined into one space, but this cannot be confirmed and if it has been removed, it has no structural implications. 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.

The separating walls in the side projection are mostly timber framed studwork partitions to create the WC and cupboard space where the boiler is located but some cracking was noted between the main wall due to the different types of material expanding and contracting at different rates, which has no structural implications. The wall between the original garage and extension could potentially be brick/blockwork but they have been drylined with plasterboard and are generally well presented. The internal walls in the garage have been fully drylined with plasterboard which means that they are hollow to the touch and this limited damp testing, but the external walls have been insulated to

2





## Inside the property

the correct standards, according to the vendor, and building control approval was obtained.

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 decorative improvements can be expected.

### E4 Floors

The floors are mostly the original suspended wooden joists overlaid with boards throughout but there is the potential for there to be some solid concrete in the galley kitchen where an original floor mounted boiler or stove was likely situated. 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, particularly where there are some damp issues, and if any is found when they are next exposed it should be dealt with on a localised basis.

There is also a suspended timber floor to the utility room extension that is reasonably firm and even underfoot with solid concrete to the garage conversion.

No defects were noted to the floors but inspection was limited by fitted floor coverings and a suitable structural floor has not been provided to the DIY converted roof space. There is a laminate overlay, which limited inspection, but it is relatively firm underfoot potentially with some timbers added to provide additional support as it appears to sit higher than the original ceiling joists.

The floors coverings throughout are relatively modern and in acceptable condition, with no defects noted, but general improvements could be made. As inspection was severely limited, a condition rating of NI has been provided.

**NI**

### E5 Fireplaces, chimney breasts and flues

The original chimney breasts remain in-situ but the fireplaces have been blocked up with some vents provided at ground floor level to the side of the chimney breasts, which is considered to be good quality construction to allow ventilation to the flue. 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.

**NI**

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

There are reasonable quality fitted wardrobes to the front bedroom with sliding doors and bespoke installed wardrobes to the rear bedroom. No particular defects were noted but general adjustments to latches and hinges can be expected. There is an understair cupboard that houses much of the services, which is reasonably well presented with electric light, but it was filled with stored possessions that limited inspection.

The kitchen has a modern range of base and wall units that are well presented with good quality solid blockwood oak worktops. There is a 1.5 bowl stainless steel sink and a freestanding oven range with gas hob. There is potentially some integrate appliances with similar fixtures and fittings to the utility space and no particular defects were noted but none of the equipment was tested.

**1**



## Inside the property



### E7 Woodwork (for example staircase joinery)

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

The stairs are timber framed with an open balustrade/handrail and they rise directly out of the hallway. They are reasonably firm and even underfoot with no particular defects noted.

The internal doors have been replaced with timber panelled glazed doors at ground floor level and pine panelled replacements at first floor. They are in generally acceptable condition but adjustments to latches and hinges are likely to be required in places, as well as decorative improvement to the woodwork in general. No significant defects were noted.

2

### E8 Bathroom fittings

The family bathroom has been refitted relatively recently to a reasonable standard, but it does pre-date the current owners six year occupancy. There is a glazed shower cubicle, jacuzzi style bath, low level WC pan/cistern and a basin set into a vanity unit. It is tiled with an electric extraction system, that comes on via a separate pull string, and a heated towel rail. No particular defects were noted but the equipment was not tested.

A WC has been retro-fitted into the utility room area and has modern fixtures and fittings, which are well presented. There is no electric extraction system which is usually required where there are no openable windows, but there is a rooflight window that should provide some ventilation if required. The WC is a low level type with a concealed cistern behind tiling, where access will be limited, and it was particularly noted that this has a macerator type WC where an electrically powered system is utilised to allow for the use of small bore pipework for disposal of the foul waste. This is not the best quality system that is an undesirable job to rectify if any defects were to occur but it did appear to function during inspection. There is also a small ceramic basin set into a vanity unit and no particular defects were noted but 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 is a modern digital replacement. The consumer unit is in the same location, which has been upgraded relatively recently to a modern type with miniature circuit breaker fusing and RCD protection. This was likely undertaken around 2018 and should be tested this year as recommended by the sticker on the unit. The sockets and switches throughout are relatively modern, which could indicate there has been some upgrading, but it could not be verified if the property has been fully rewired. 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 also a power supply to the outbuilding, which should be tested at the same time as I could not locate a separate consumer unit that may or may not be present.

## 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 located in the understair cupboard. Gas is supplied to the kitchen range and boiler in the utility room cupboard 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

# F

## Services

### F3 Water

Mains water is supplied and there is an external water stop valve cover located on the pavement at the front. This is a modern type that is likely to have a meter beneath. The pointing to the crazy paving around it has also been renewed recently and on discussion with the vendor, there was a burst pipe which caused a significant leak and there have been patch repairs as a result. It could not be verified if the original lead mains water feed pipe from the street into the house has been upgraded to PVC, but if it has not this is not thought to be a significant hazard as calcification on the inside of the pipe forms a protective layer. I was advised by the vendor that the internal water stop valve is in the base unit to the rear left of the kitchen, which could not be inspected due to large amounts of stored possessions.

The majority of the pipework is concealed and could not be inspected but where it could be seen it is in copper, likely with some plastic, and no leaks were found to visible pipes. There are no storage tanks within the property as all of the water outlets are at mains pressure.

2

### F4 Heating

The house is centrally heated by pressed steel radiators most of which are relatively modern replacements and the vendor did state that they have upgraded these as part of their six year occupancy. These have convector fins, and most have individual thermostatic control valves, but the hot water is provided by a relatively dated gas fired, wall mounted Alpha combi boiler, which is located within the service cupboard to the utility space with a flue exiting out the rear wall of the extension.

The system was in use during inspection and appears to function effectively, but 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 on demand and 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 time as the central heating system.

3



## Services

### F6 Drainage

**Below Ground Drainage** – No inspection of subterranean drainage was possible as I could not locate an inspection chamber on site. I would expect there to be one at the base of the original cast iron soil vent pipe at the rear, which is potentially concealed by the decking, but on discussion with the vendor, it does drain to the right side and is shared with the adjoining houses.

**NI**

**Above Ground Drainage** – The original cast iron soil vent pipe remains in-situ taking the waste from the WC and has been reasonably well maintained but will require ongoing repairs and maintenance to prevent deterioration/corrosion. It has also been partially refitted with plastic around the WC waste. There is no cap to the vent pipe that projects above roof line and there is boxing around the base that limited inspection. There is likely to be a gulley in this location taking the rest of the kitchen wastes, but as inspection was severely limited a condition rating of NI has been provided.

There is further drainage at the left side taking the WC wastes via small bore pipework that runs to the side of the building and will likely connect to this system. There is also drainage to the outbuilding where there is a kitchenette and I was advised by the vendor that there was previously a WC that they had removed. It could not be confirmed how this connects to the main system and while no leaks were noted beneath any sinks or basins, or any significant defects noted, some external pipework is in relatively poor condition, particularly where there is penetrating pipework coming out of the extension roof at the left side with staining to joints which could indicate leaks.

General upgrading would be beneficial but no significant defects were noted.

### F7 Common services

The below ground drainage is understood to be shared in common with the neighbouring properties and further information on shared drainage should be available from your solicitor.

**NI**

# 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

The garage has been converted to habitable space.

NI

### G2 Permanent outbuildings and other structures

There is a substantial timber outbuilding to the rear of the plot that is relatively modern and in reasonable condition, but it is not an insulated structure that has been partially fitted out as living space with a kitchenette facility and general shed type storage at the rear. There is electric light, power, water and drainage provisions, which should be tested, and while no major defects were noted, general improvements could be made and ongoing repairs/maintenance will be necessary.

2

### 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

It is understood that the recent garage conversion to living space had building control approval obtained and you should ensure that this is the case. The extension beyond is relatively old and was likely constructed under permitted development rights, given its size, but should have building control approval by modern standards.

The only other alterations that would have required statutory consents and approvals would have been the creation of the opening between the reception room and kitchen, by modern standards, but this is not thought to be a significant issue as a simple reinforced concrete lintel would have been required. Also, the DIY conversion of the roof space should have had building control approval as there are structural alterations, but this will not be the case as it has not been undertaken to the correct standards.

Further information with regards to any alterations to the building should be available from your solicitor's searches.

## H2 Guarantees

There appear to have been few changes to this property in recent years and I think it unlikely that there will be much in the way of guarantees or warranties that can be transferred on purchase. However, further enquiries should be addressed to the vendor with particular regards to the recent window/door replacements at the rear, which should be subject to a minimum 10 year guarantee and FENSA certification.

## 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** – Some damp readings were found – see section D4 above

**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** - This area is on somewhat raised ground where the risk of flooding from rivers is considered to be low. However, there is a high risk of surface water flooding, according to the Environment Agency flood maps and you should 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** - No asbestos containing materials were found on inspection but its presences cannot be ruled out to concealed areas.

**J**

**Property valuation**



# 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:

£XXX

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

£XXX

## Tenure

Freehold

## Area of property (sq m)

125 sq m Gross External Area, excluding the conservatory, porch, DIY loft conversion and outbuilding that are not part of the habitable space, but they have been factored into the reinstatement cost valuation.



### 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



# Property valuation

- 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).

 **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**

**Phone number**

020 8661 1818

**Company**

Marten & Carnaby Ltd

**Surveyor's Address**

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

**Qualifications**

BA (Hons) MRICS

**Email**

dg@martencarnaby.co.uk

**Website**

www.martencarnaby.co.uk

**Property address**

74 Square Road, Circle Town, RE3 7AN

**Client's name**

Mr Triangle

**Date this report was produced**

March XXX

**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.

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

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.

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.

### 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.



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

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

### 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 2 (survey and valuation) 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 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:

- **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 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 and 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.





# Description of the RICS Home Survey – Level 2 (survey and valuation) 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. 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
- 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



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

property.

## 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 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.

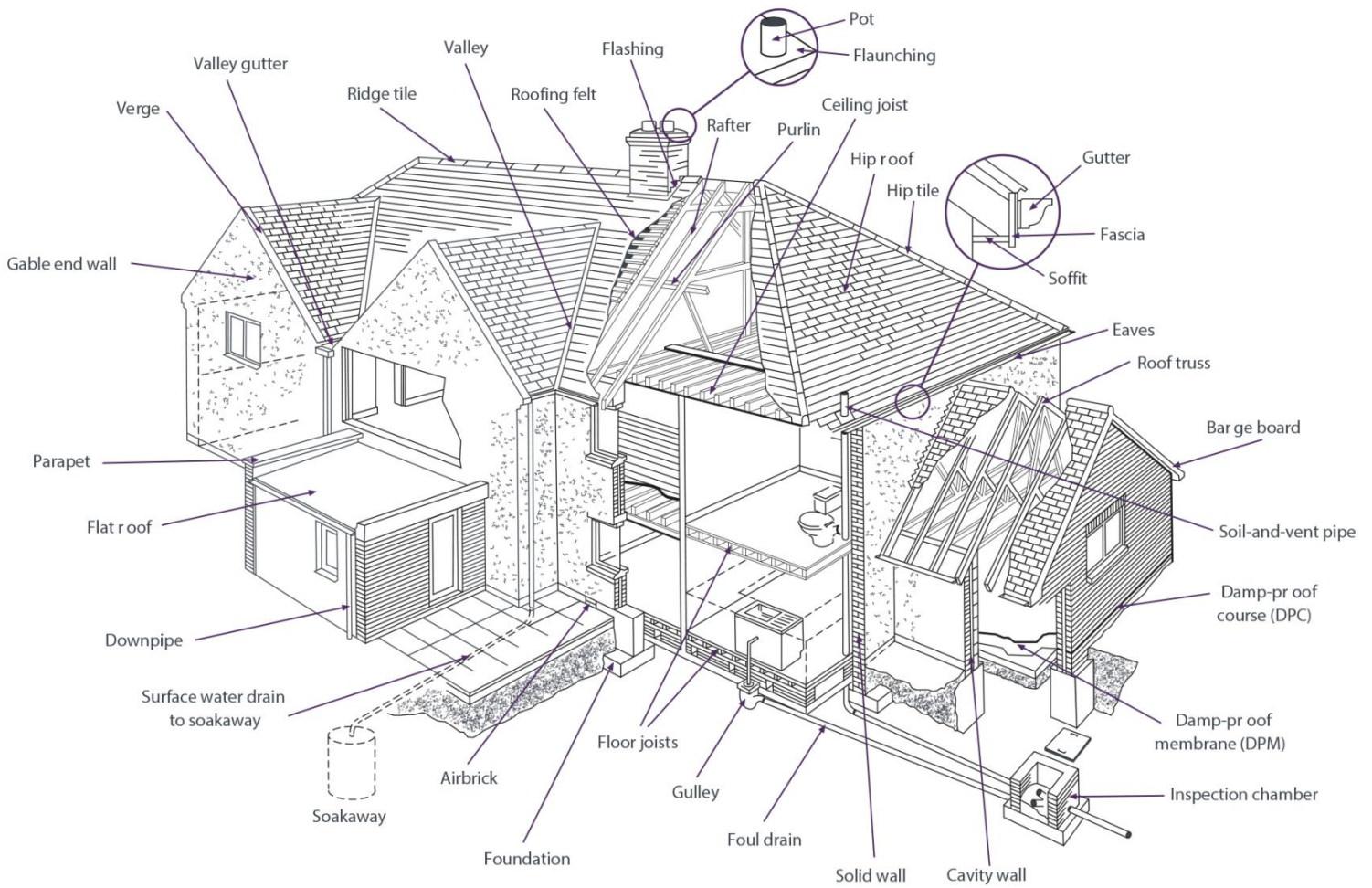
# N

## 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.



## Glossary of terms

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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