



LEVEL 2

Your survey report...

Property address

Client's name

Inspection Date

Surveyor's RICS number
0980814

2

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A

About the inspection and report

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

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

We only carry out a visual inspection.

- 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** report received on the [redacted]

A

About the inspection

Surveyor's name

Alam Uddin

Surveyor's RICS number

0980814

Company name

Bespoke Building Surveys Ltd

Date of the inspection**Report reference number****Related party disclosure**

We are not aware of any conflict of interest as defined by the Royal Institution of Chartered Surveyors.

Full address and postcode of the property**Weather conditions when the inspection took place**

At the time of inspection, it was wet.

The weather preceding the inspection was rainy.

Status of the property when the inspection took place

The property was unoccupied and unfurnished.

There were no floor coverings; therefore, the surface of the structural floors were available for inspection.

The property title is understood to be a tenure leasehold as detailed in Section H. Your attention is drawn to the additional information in the Leasehold Appendix to which you should refer. Your Legal Advisors should investigate the Lease and advise you accordingly.

B

Overall opinion

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

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

Important note

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

Condition ratings

Overall opinion of property

The property is considered to be a reasonable prospect for purchase, for its age and type, with no visible evidence of significant problems. We would not anticipate any difficulties reselling the property if brought to a normal market in a similar condition.

It is vital that you read the whole of this report. In the main part of the report, we will notify you of the actions you need to take prior to exchange of contracts or any financial commitment being made by you.

Where the Condition Ratings are either 2 or 3, we refer you to the section at the end of the report, "What to do Now". You must have all the recommended repairs or defects raised in the report investigated, and obtain quotations for the work from competent contractors before proceeding to any legal or financial commitment. If you do not do so, you proceed at your own risk.

The Condition Ratings in the report are assessed from a visual inspection only, from within the grounds or available public observation points, and it is quite easy for a Condition rating 2 in the report, when the defect is not attended to, to quickly become a Condition rating 3.

This report should be considered a brief comment upon the visual condition of the property, and it is not to be considered as a detailed inventory of every single defect. The report is compiled on the basis of the condition as at the inspection date, and no liability can be accepted for any deterioration or fault in its condition after the date of inspection.

Besides the issue of the purchase price, you may also incur additional costs of Stamp Duty Land Tax, HM Land Registry charges, VAT on repairs and professional fees, legal and surveying costs, together with any charges for mortgage application fees together with the cost of removal, new carpets, decorating and general household improvements.

This report must be read in conjunction with our Letter of Engagement, the description of the RICS Home Survey Level 2 (survey only) or RICS Home Survey Level 2 (survey and valuation), and our Standard Conditions of Engagement for an RICS Home Survey Level 2 (survey only) or RICS Home Survey Level 2 (survey and valuation). You are proposing to purchase a flat: with any flat, there are some important legal and safety considerations. Our advice and the scope of our inspection are summarised here and are repeated in the relevant sections of the report.

Our inspection is limited to a general view of the exterior of the block, concentrating on the part of the block containing the subject flat, and such access areas and common parts as are seen when approaching the subject flat. Your legal advisor should confirm any liability to repairing covenants in the lease for the block and grounds. We have not inspected drains, lifts, fire alarms and security systems. The internal inspection of the building was limited to the subject flat and immediately adjacent and accessible entrance and communal areas.

The report does not include an asbestos inspection that falls within the Control of Asbestos Regulations 2012. Your legal advisor should confirm that there is an asbestos register and a duty holder.

The report does not include an assessment of fire risk. Your legal advisor must check that there is a current fire risk assessment for the building, whether any remedial works are required, the likely cost of any remedial works, and any proposed increases to service charges.

Your legal advisor must also confirm that the block is insured and that no substantial increases in

B

Condition ratings

premium have been notified to the management company.

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'.



Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

FENSA certification for windows.

FENSA certification for doors.

Electrical test report/certification.

Gas Safe test report/certification.

Boiler documentation and test certification.

Planning permission and building control compliance certifications for the extension/s.

Building control compliance certification for possible structural alterations undertaken to the property.

Leasehold documentation as detailed in section H.

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
D4	D4 Main Walls
E3	E3 Walls and partitions
F1	F1 Electricity
F2	F2 Gas/Oil
F4	F4 Heating
F5	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
D3	D3 Rainwater pipes and gutters
D5	D5 Windows
D6	D6 Outside Doors

Condition ratings

D8	D8 Other Joinery
E4	E4 Floors
E6	E6 Built-in fittings
G3	G3 Other

1

Elements with no current issues

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

Element No.	Element Name
D1	D1 Chimney Stacks
D2	D2 Roof coverings
E1	E1 Roof structure
E2	E2 Ceilings
E5	E5 Fireplaces, chimney breasts and flues
E7	E7 Woodwork
E8	E8 Sanitary fittings
E9	E9 Other Matters
F3	F3 Water
F6	F6 Drainage

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property is a converted flat.

The flat is located on the ground floor of a two-storey block.

There are a total of 2 flats in the block.

The property has been extended.

Approximate year the property was built

We believe the property to have been constructed circa 1910.

Approximate year the property was extended

We believe the property to have been extended circa Unknown.

Approximate year the property was converted

We believe the property to have been converted circa Unknown.

Information relevant to flats and maisonettes

The property is a converted flat.

The flat is contained in a residential building which has been converted into flats. Planning and Building Regulation Approvals would have been required, and your legal advisor should confirm these were obtained at the proper time with the Local Authority.

Construction

The roof is pitched and covered with clay tiles. These are traditional tiles used throughout Europe, and they come in a wide variety of styles and colours.

The main external walls are partly cavity and partly solid construction.

The floors are constructed in part timber and part solid construction.

The windows comprise a mix of both double-glazed and single-glazed types.

Accommodation

Flat/Maisonette: Hall, one bathroom, open plan kitchen/dining/living room, two bedrooms.

C

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

D65

Issues relating to the energy efficiency rating

Various suggestions have been made as part of the recommendations in the EPC. The most important ones are

- Step 1: Flat roof or sloping ceiling insulation
- Step 2: Cavity wall insulation
- Step 3: Internal wall insulation
- Step 4: Floor insulation (suspended floor)

Main services

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

Gas Electricity Water Drainage

Central heating

Gas Electric Solid Fuel Oil None

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

Other Energy Sources:

None..

Other energy matters

None.

C

Location and facilities

Grounds

The property has a rear garden.

Location

The property is located in a residential area and is close to local facilities.

Facilities

Prior to entering into a legal commitment to purchase the property, you should visit at various times of the day including evenings and weekends to assess noise and parking. You should also assess the availability of services that are important to you.

Local environment

The property is believed to be built upon shrinkable sub-soil. This can cause damage during summer months and long dry periods. You should confirm that any building insurance policy covers damage from ground heave or subsidence, causing damage to the foundations and building structure.

You may wish to consult the British Geological Survey maps, which are available at

<https://www.bgs.ac.uk/data/maps/home.html?currentTab=QuickLinks#QuickLinks>

D

Outside the property

Outside the property

Limitations on the inspection

NI

Our inspection is limited to a general view of the exterior of the block, concentrating on the part of the block containing the subject flat, and such access areas and common parts as are seen when approaching the subject flat. Your legal advisor should confirm any liability for repairing covenants in the lease for the block and grounds. We have not inspected drains, lifts, fire alarms and security systems.

Given the age of the property, it is possible that Asbestos Containing Materials may be found to the building or on the site. If you want absolute assurance that asbestos is not present, then you will need to engage a licensed asbestos contractor to inspect the property and provide you with a report and cost estimates: this should cover the interior and exterior of the building, outbuildings, and the site.

D1 Chimney stacks

1

The chimney stack is of masonry construction with lead flashings to inhibit damp penetration to the interior.

Lead flashings provide a good, long-term waterproof barrier but should be periodically checked to ensure they remain in good order.

The chimney stack is displaying signs of weathering, but no repairs are required at this time.

The chimney stack has been capped with concrete.

Repair and Maintenance

Normal maintenance is required.

The chimney stacks are over the party wall(s) shared with the neighbouring property. The responsibility for maintenance may be shared; please check your title deeds.

When any repairs are required, you should ask your contractor to check for defects in hidden parts not visible from ground level, and until the works are undertaken, you should ensure that further deterioration is prevented.

D

Outside the property



Chimney stack

D2 Roof coverings

1

The main roof is pitched and covered with clay tiles. The underlying roof structure is formed from traditional timber rafters and purlins. A roof structure of this construction is cut and built on site. There are fitted Velux windows. Such roof windows must be fitted following the manufacturer's instructions. The assembly is now hidden behind building finishes, and we are unable to confirm that they are fitted correctly.

There is a dormer roof to the rear of the main roof, which is flat and covered with felt. The underlying roof structure is formed from a timber frame. A roof structure of this construction is cut and built on site.

The side extension roof is pitched and covered with clay tiles. The underlying roof structure is formed from traditional timber rafters. A roof structure of this construction is cut and built on site. There are fitted Velux windows. Such roof windows must be fitted following the manufacturer's instructions. The assembly is now hidden behind building finishes, and we are unable to confirm that they are fitted correctly.

The above roof coverings appear to be in a generally serviceable condition for their year of construction, and no significant repairs are required from a visual inspection only.

The rear extension roof is flat and currently functioning as a roof terrace for the property above. The underlying roof structure is formed from traditional timber rafters. A roof structure of this construction is cut and built on site. The roof covering is not visible due to the timber decking surface finish. The roof surface will be susceptible to damage and wear, with leaks to the roof

D

Outside the property

covering being hidden by the surface finish.

Repair and Maintenance

Going forward, the roofs should be maintained with annual inspections in the autumn each year.

Moss can prevent water from running off the roof covering, and the moss can roll into the gutters, blocking drains. Excess moss should be removed as soon as possible.

When opting for a heavier tile roof covering, the added weight increases the load on the roof structure. This type of work must receive approval from the Local Authority Building Regulations department. Prior to purchase, it is essential for your legal advisors to verify that this certification has been issued.

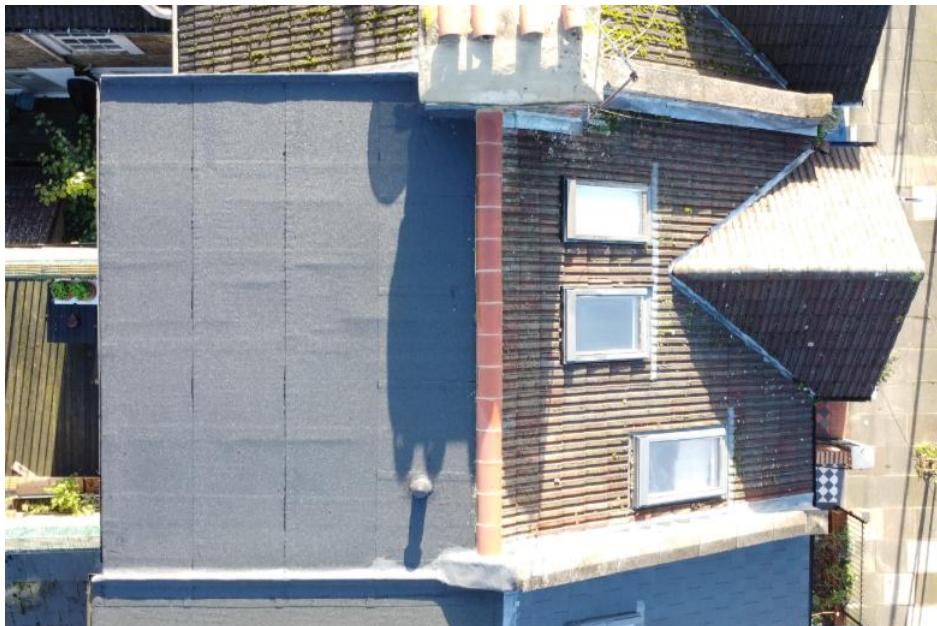
Flat roofs are susceptible to sudden leakage, especially at the joints/seals. Although no such defects were noted at the time of inspection.



Main roof front elevation

D

Outside the property



Main roof aerial elevation



Side extension roof

Outside the property



Rear extension roof/terrace

D3 Rainwater pipes and gutters

2

The property has uPVC gutters and uPVC downpipes. It was not raining at the time of inspection, and it is therefore not possible to confirm to you that the goods are watertight.

These appear to be in generally serviceable condition, displaying signs of weathering with minor evidence of leakage to seals/joints and UV damage. This is not unusual, but rainwater goods will require periodic maintenance and renewal.

Observed Defects

- Deterioration was noted to the joints of the gutters and downpipes. Leaking rainwater systems can cause dampness to the interior of the building and damage to the fabric, including wet and dry rot. You are advised to make repairs at the earliest opportunity and to keep gutters and downpipes clear.
- Vegetation was noted in the front gutter. This can prevent rainwater from discharging adequately and cause rainwater to overflow the gutters.

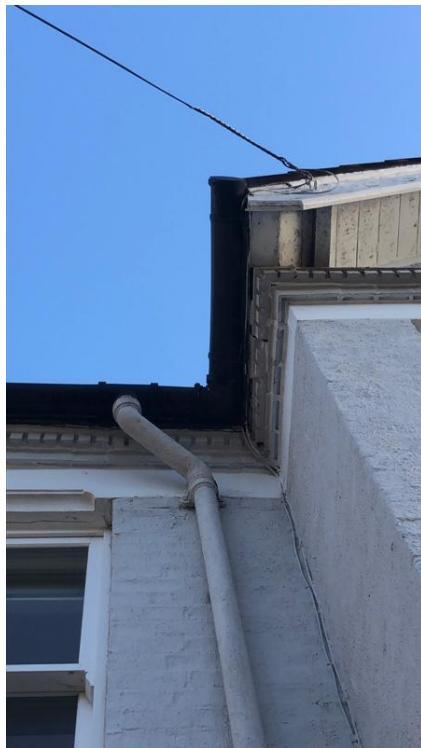
Repair and Maintenance

Repair or replace the gutter and downpipes as required. When the repairs are undertaken, the falls to the gutters should be checked to ensure the water runs to the fall pipes.

You are advised to arrange for gutters to be cleared regularly, to ensure that they remain free-flowing.

D

Outside the property



Deterioration was noted to the joints of the gutters and downpipes



Deterioration was noted to the joints of the gutters and downpipes

D

Outside the property



Vegetation was noted in the front gutter

D4 Main walls

3

The walls are a combination of cavity and solid construction with a masonry outer face.

Some repairs are required to the wall surfaces, including minor cracking to the bricks or joints, general re-pointing and frost-damaged bricks with spoiled faces. You should obtain quotations for the work from a building contractor.

Observed Defects

- No Damp Proof Course (DPC) was visible at the time of inspection. This is because a render upstand has been applied to the base of the walls. This is contrary to good construction methods, and it could cause bridging of the DPC, resulting in damp to the interior and possible timber decay to floor timbers and spoiled decorations to the interior. In addition, high moisture meter readings were noted to the internal face of the wall (refer to section E3).
- Settlement cracking was noted to the front elevation. This is an indication that the property has been affected by movement. At the time of inspection, the movement appeared to be historic. However, some further movement may happen going forward in prolonged wet or dry spells, depending upon the ground sub-soil type.
- Efflorescence was noted on the rear elevation. Efflorescence is the deposit of salts as a crystalline deposit on the surface of walls caused by evaporation of the water in which the salts were dissolved. Although this can be unsightly, it causes no harm to the walls and can be brushed off as and when required. Initially, in new building work, it may appear quite quickly and require frequent brushing off. It will eventually stop as the contained salts are dissipated.

Repair and Maintenance

D

Outside the property

The render to the base of the wall should be removed, and any Damp Proof Course (DPC) left exposed. Some repointing may be required. In addition, the external ground level should be a minimum of 150mm below the installed level of any Damp Proof Course (DPC). If the distance is less, the ground levels surrounding the property should be reduced. If this is not possible, you may care to consider treating the wall surface immediately above the DPC with a waterproofing chemical. This chemical treatment will need to be repeated at intervals, as it is not a permanent solution to the problem.

Repair the settlement cracking as required. The external walls should be monitored moving forward, and if any further movement is identified, then you are advised to instruct a Structural Engineer to prepare a report on the causes and recommended remediation work, together with a cost estimate. If there is an existing building insurance cover, the policy should be consulted to see if the costs can be recovered in part or entirely. In the extreme, some complete rebuilding of existing parts may be required.

Remove the efflorescence from the rear elevation as required.

Without proper maintenance, solid walls are prone to damp and high heat loss, and damp may occur at any time during inclement weather.

Timber hidden within the walls can suffer from decay; such timbers are often found as lintels over windows. Such timber may need to be replaced, and the decay is often only found during other renovations. Your report is based upon a visual examination only, and such hidden decay can not be reported upon.



Render upstand to base of wall

D

Outside the property



Settlement cracking was noted to the front elevation



Settlement cracking was noted to the front elevation

D

Outside the property



Settlement cracking was noted to the front elevation



Settlement cracking was noted to the front elevation

Outside the property



Efflorescence was noted to the rear elevation

D5 Windows

2

The windows are a mix of single and double glazed, in aluminium and timber frames with casement openings.

The windows require a general overhaul, including easing of the hinges. Some windows not opened may require easing or adjusting. The repair of locks, handles and fittings can be difficult.

The quality of sealed units and window frames can vary significantly, and we can give no assurance as to their longer-term performance.

Aluminium windows, unless of a very high quality, tend to wear, and this leads to corrosion of the metal frames and often the metal fittings too. Hinges can seize up, and handles break or become inoperable. Glazing can also crack as the frames decay. Repair is difficult, costly and disruptive. You should consider new replacement windows.

Velux and similar roof windows and fire escapes must be installed correctly and in accordance with the manufacturer's instructions. The installation is concealed, and we cannot tell that they have been correctly fitted. We are unable to confirm that they do not leak or perform satisfactorily in stormy conditions.

Observed Defects

- There are no vents fitted to the windows to provide passive ventilation to prevent condensation build-up. Condensation build-up on the frames and wall reveals may occur.
- A failed glazing unit was noted to the rear window. It appears that some of the double-glazed

D

Outside the property

units are no longer sealed, and this causes misting on the inside of the glass cavity. The double-glazed units need to be replaced where this has happened. When this happens, particularly with older fittings, it is not unusual for other sealed units to fail over time.

- Weathering was noted to the bathroom window and window frame.

Repair and Maintenance

Install trickle vents as required.

Replace any failed glazing units as required.

Redecorate weathered windows and window frames.

Your legal advisor should confirm that a FENSA Certificate is available otherwise, the installation of the windows may not comply with the Building Regulations.

A frequent source of water penetration around window and door frames is failed or missing mastic. It is prudent to periodically check and replace all mastics, as over time they can harden and fail.

You should request the seller to leave all security keys to the window. If these are not available, you should instruct a glazing company to provide a full set of keys.

If the windows require replacement, you should check the details of your lease as you may have to consult the freeholder, who may be responsible or be required to grant permission. If the building is Listed or in a Conservation Area, you may also require permission from the Local Authority.



A failed glazing unit was noted to the rear window

Outside the property



Weathering was noted to the bathroom window and window frame

D6 Outside doors (including patio doors)

2

The external doors are mainly made of timber, with some being part glazed. The outside doors appear to be in a serviceable state of repair, although internal elements have not been tested, such as locks or deadbolts.

Observed Defects

- We could not find any British Standard Safety Marks on the glazed elements, and we assume that the glass is not "Safety Glass". We recommend that the glass be replaced to the current Building Regulation Standards.
- Weathering was noted to the rear bedroom doors and doorframe.

Repair and Maintenance

Any doors with non-safety glass should be replaced to the current Building Regulation Standards.

Redecorate the rear bedroom doors and doorframe as required.

All doors will require regular maintenance of fittings and cleaning, and maintenance of surface finishes.

Your legal advisor should confirm that a FENSA Certificate is available otherwise, the installation of the doors may not comply with the Building Regulations.

A frequent source of water penetration around window and door frames is failed or missing mastic. It is prudent to periodically check and replace all mastics, as over time they can harden and fail.

D

Outside the property

You should be aware that previous owners may have distributed multiple sets of keys for the external doors to individuals not known to you.

When purchasing a property, consider the cost of replacing all external door locks as soon as possible after taking occupation. When doing this, consult your insurers to ensure the keys meet their security requirements.



Timber communal front door

D

Outside the property



Timber apartment front door



Timber rear doors

D

Outside the property



Timber rear bedroom doors



Weathering was noted to the rear bedroom doors and doorframe

D

Outside the property

D7 Conservatory and porches

NI

There is no conservatory or a porch.

D8 Other joinery and finishes

2

This comprises timber fascias, soffits, and verges.

These appear to be in a generally satisfactory condition. A close inspection may identify areas of rot behind guttering.

The external decorations are generally showing signs of deterioration with some repair and redecoration being required.

Repair and Maintenance

Bearing in mind the age of the property, it is possible for the external paintwork to be lead-based paint. Proper health and safety procedures must be followed if the paint is to be removed, rubbed down or stripped off. Before undertaking any work, you should seek advice from the Health and Safety Executive.

D9 Other

NI

There are no further matters that we require to draw to your attention in respect of the exterior of the property.

E

Inside the property

Inside the property

Limitations on the inspection

NI

Fitted floor coverings, items of furniture, and personal possessions, as well as storage, restricted the inspection of the main areas of the property.

The internal inspection was limited to the subject flat and the immediately adjacent and accessible communal areas.

Given the age of the property, it is possible that asbestos-containing materials may be found in the building or on the site. If you want absolute assurance that asbestos is not present, you should engage a licensed asbestos contractor to inspect the property and provide you with a report and cost estimates. This should cover the interior and exterior of the building, outbuildings, and the site.

E1 Roof structure

1

There is no roof structure associated with the majority of the property, as there is another apartment located above. However, the kitchen/dining room are located beneath the rear and side extension roofs.

It was not possible to determine the exact condition of the roof structure as it was concealed. However, the ceiling surfaces were found to be in a serviceable condition, indicating that there are no issues with the roof structure.

Repair and Maintenance

Monitor ceilings for signs of leakage or failure of the roof coverings.

E2 Ceilings

1

The ceilings are made of plasterboard.

The ceilings appear to be in a generally satisfactory state of condition, with only minor hairline cracking or other minor defects that can be repaired when the property is next redecorated.

Repair and Maintenance

Normal maintenance, including filling and decorating hairline cracks, is required.

E3 Walls and partitions

3

Internal walls and partitions are a combination of stud and solid walls.

Minor hairline cracking was noticed to some walls, primarily on the inside faces of external walls. It is common for cracking to occur as the building materials expand and contract during normal heating and cooling cycles.

Often, this cracking is concentrated in the weakest areas of the walls, specifically at openings such as windows and doors.

Cracking is commonly found around the top corners of windows and doors, particularly in areas

Inside the property

where a supporting lintel is built into the structure. This occurs because the expansion rate of the lintel differs from that of the surrounding masonry. This is not considered structurally significant and can be repaired when the walls are next decorated.

Observed Defects

- High moisture meter readings were noted on the wall in the front bedroom. This is likely caused by bridging of any Damp Proof Course (DPC).
- A potentially load-bearing wall has been removed from the ground floor. We are unable to ascertain if the loads from above have been adequately supported, as surface finishes now enclose any support.

Repair and Maintenance

Walls with high moisture meter readings - You should instruct a specialist contractor to survey the whole property and report to you on the cost of rectification.

Removed load-bearing wall - Prior to purchase, your legal advisor should confirm whether Building Regulation approval has been obtained for this work (see Section H1).

Normal maintenance, including filling and decorating hairline cracks, is required.

Condensation occurs when air is saturated with water vapour: if there is more water vapour than the air can hold, the excess condenses on cold surfaces.

The amount of water vapour that air can hold is directly proportional to the temperature of the air. The control of condensation involves maintaining surface temperatures above the dew point (the humidity-related temperature at which water vapour turns into moisture). The provision of adequate thermal insulation and proper ventilation should assist in reducing condensation.

The modern emphasis on draught proofing reduces ventilation in dwellings and increases the risk of condensation.

Improvements are needed to the ventilation arrangements in this property. This can be achieved by installing mechanical extract ventilation, particularly in areas where excessive humidity is likely to be created, such as kitchens, bathrooms, and bedrooms.

Passive ventilation fitted to window frames can help to disperse humidity, but additional measures may prove necessary. Adequate heating and ventilation will help to keep condensation to a minimum.

E

Inside the property



High moisture meter readings were noted on the wall in the front bedroom



High moisture meter readings were noted on the wall in the front bedroom

E

Inside the property



High moisture meter readings were noted on the wall in the front bedroom



High moisture meter readings were noted on the wall in the front bedroom

E4 Floors

2

The floors are a mixture of timber and suspended concrete construction.

The suspended timber floors were found to have slight spring and unevenness, but with no significant deflection or distortion; therefore, no repairs are required at this time.

Solid concrete floors can suffer from consolidation of the hardcore, from damp due to a missing or defective damp proof membrane, and/or from poor workmanship during construction. Without a destructive investigation, we are unable to comment on the quality of the floor construction or on the sub-floor ground conditions. We have not undertaken any tests for sub-floor materials containing sulphates.

Observed Defects

- Gaps were noted between the floorboards throughout the property.

Repair and Maintenance

Fill gaps between the floorboards as required.

Any loose floorboards should be repaired as required.

Dampness was noted to the walls. Any structural timbers in contact with the damp masonry will be prone to rot and decay. Prior to purchase, a specialist contractor should inspect the sub-floor and undertake any necessary remedial works.

Suspended ground floors require ventilation, typically achieved through air vents built into the external walls. The ventilation appears to be satisfactory, but it is essential that the vents are kept clear.

E

Inside the property



Gaps were noted between the floorboards throughout the property

E5 Fireplaces, chimney breasts and flues

1

There are two chimney breasts within the property. The chimney breasts appear to be structurally sound.

It is not possible for us to inspect the condition of flues or flue liners, and we are therefore unable to provide further advice. A chimney sweep can conduct a smoke test to confirm that the flue is satisfactory.

Repair and Maintenance

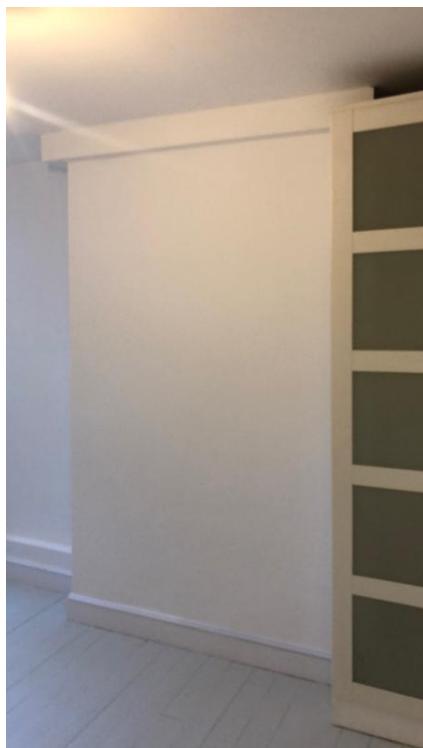
If any fireplace is to be used, the flues should be swept and any flue lining checked before use. You should obtain advice from a chimney sweep or a HETAS-registered contractor.

E

Inside the property



Chimney breast in the front bedroom



Chimney breast in the rear bedroom

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

2

There is a typical range of fitted kitchen units.

The kitchen units are adequately presented with some signs of general wear and tear. You will have already assessed the condition for your own purposes and requirements. Defects may exist in concealed areas.

Repair and Maintenance

The cooker hood extractor fan should be kept operational when cooking to reduce condensation.

Sealants around sinks and fittings should be periodically renewed to prevent water penetration from damaging the cabinets and causing rot in unseen areas behind the units.



Kitchen

Inside the property

E7 Woodwork (for example, staircase joinery)

1

The internal joinery, such as skirting boards, doors, architraves, stairs, etc, is adequately presented, subject to normal wear and tear in well-used areas.

The internal decorations are serviceable; however, you should allow for some marking when existing fixtures and fittings are removed. Some localised redecoration may be required. You have no doubt assessed the decorations for yourself.

E8 Bathroom fittings

1

The property has a range of sanitary fittings. The bathroom fittings appear to be in a serviceable condition with no immediate defects visible. You will have already assessed the adequacy for your own use.

Repair and Maintenance

Seals, if leaking around sanitary fittings, are a source of water penetration; therefore, they should be periodically replaced.



Bathroom

E

Inside the property



Bathroom



Bathroom

E9 Other

1

The internal communal areas are in a serviceable state of repair.

The responsibility for maintenance may be that of the Management Company, which should also provide a Fire Safety Certificate.

Condensation is frequently a lifestyle issue, such as drying clothes indoors. The control of condensation can be made by opening windows or operating any installed mechanical extractors.

The Control of Asbestos Regulations place a responsibility upon the owners of blocks of flats to identify and manage any asbestos within the communal areas of the building. Before making a purchase, your legal advisor should verify that all necessary requirements have been met.

The Regulatory Reform (Fire Safety) Order places a responsibility upon the owners of blocks of flats to identify fire risks and manage fire safety within the communal areas. Your legal advisor should confirm that all requirements have been met.

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.

Limitations on the inspection

NI

The RICS member does not perform or comment on design calculations, nor do they test the service installations or appliances in any way. For a level two inspection, the RICS member will visually inspect all accessible parts of the various service systems that can be observed during the typical course of the inspection.

Given the age of the property, it is possible that asbestos-containing materials may be found in the building or on the site.

If you want absolute assurance that asbestos is not present, you should engage a licensed asbestos contractor to inspect the property and provide you with a report and cost estimates. This should cover the interior and exterior of the building, outbuildings, and the site.

F1 Electricity

3

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 connected to the meter under the staircase, and the consumer unit is also under the staircase.

Our visual inspection revealed no significant faults. Electrical Safety First advises that you engage a registered electrician to conduct a thorough inspection of the property and its electrical fittings at a minimum interval of every ten years, or upon change of occupancy. Consequently, it is recommended that prior to purchase, you obtain a NICEIC safety inspection certificate.

All electrical installation work performed after January 1, 2005, should possess the requisite certification. For additional guidance, please contact Electrical Safety First.

NAPIT recommends that domestic electrical installations be inspected and tested every 10 years in line with IET (The Institution of Engineering & Technology) Guidance.

This guidance also recommends that, at any change of occupancy (such as a house sale or change of tenant), an Electrical Installation Condition Report be carried out to determine whether the installation is in a satisfactory or unsatisfactory condition. This report should cover all the fixed wiring and equipment within the property boundaries, including outbuildings.

F

Services



Electricity meter and consumer unit

F2 Gas/oil

3

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 connected to the meter in an external cabinet.

A gas safety test certificate has not been provided. For your safety, it is recommended that you have the system and appliances tested by a Registered Gas Safe Engineer before making any further financial or legal commitments.

F

Services



Gas meter

F3 Water

1

Mains water is supplied. The stop tap is located in the garden.

A water meter could not be identified.

In certain properties, especially those constructed prior to the 1970s, lead piping may be located either above or below ground level. The utilisation of lead pipes presents health risks, particularly concerning those pipes that provide drinking water.

Before proceeding with a purchase, it is advisable for your legal representative to enquire with the seller and the water service provider to verify whether any above or below-ground lead pipes have been replaced. This verification should encompass all pipework within the property's boundaries.

Should your enquiries result in inconclusive findings, prior to purchase, you should consider requesting the water service provider or a qualified contractor to perform a water quality assessment to ensure compliance with current health regulations.

We recommend checking the installation for evidence of leaks or other defects regularly, approximately every 6 months or sooner. Leaks most often occur at pipe joints and where pipes are subject to movement or physical damage, such as airing cupboards, roof spaces and under sinks.

F

Services



Stopcock

F4 Heating

3

There is a combination boiler in the kitchen. This type of boiler supplies hot water to traditional heating radiators, as well as to the domestic kitchen and bathroom, and other hot water taps throughout the property.

The system appears to be serviceable, but it would be prudent to have the system checked by a Gas Safe heating engineer as a matter of safety.

Old radiators will gradually fail and need to be replaced.

F

Services



Boiler



Thermostat

F

Services



TRV

F5 Water heating

3

Hot water is provided by the main combination (Combi) Boiler. Please see our comments in F4 above. You should arrange for a competent contractor to inspect and test the system and recommend any required repairs or improvements.

F6 Drainage

1

The property is believed to be connected to the mains drainage system.

The property has uPVC waste pipes.

The property is a flat, and an inspection of the drainage system is outside the terms of service, and no inspection has been made.

Some of the drains appear to run under the rear extension, which will make repairs more difficult, possibly very disruptive and expensive.

Gullies will require regular cleaning.

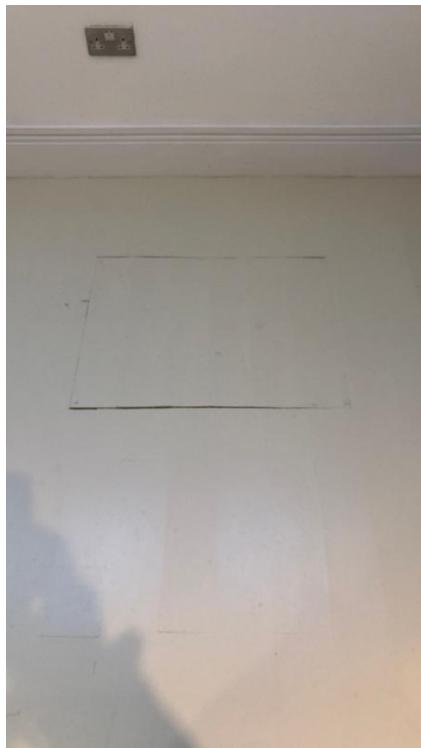
Inspection chambers should be periodically jet-washed.

The drains should be regularly flushed through.

F

Services

Please see our comments on asbestos-containing materials in "Other considerations affecting value" at the end of this report.



F

Services

F7 Common services



Your Legal Advisor should provide you with further information on common services which impact maintenance costs in any service charges.

G

Grounds (including shared areas for flats)

Grounds (including shared areas for flats)

Limitations on the inspection

NI

Given the age of the property, it is possible that asbestos-containing materials may be found in the building or on the site. If you want absolute assurance that asbestos is not present, you should engage a licensed asbestos contractor to inspect the property and provide you with a report and cost estimates. This should cover the interior and exterior of the building, outbuildings, and the site.

G1 Garage

NI

The property does not have a garage.

G2 Permanent outbuildings and other structures

NI

The property does not have an outbuilding.

G3 Other

2

The outside areas and gardens appear to be adequately maintained.

Observed Defects

- Spalled bricks were noted to the front boundary wall.
- Trees and shrubs were noted in the rear garden. Tree(s) should not be allowed to ground check and must be subject to a program of professional pruning/lopping by a qualified arboriculturalist, and shrubs should be kept pollarded to a height of under 2.0 metres.

G

Grounds (including shared areas for flats)



Spalled bricks were noted to the front boundary wall



Trees and shrubs were noted in the rear garden

G

Grounds (including shared areas for flats)



Trees and shrubs were noted in the rear garden

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.

H

Issues for your legal advisers

H1 Regulation

NI

The property has been extended with a single-storey extension. Prior to purchase, your Legal Advisor should confirm that this extension was constructed with both planning permission (unless permitted development) and Building Regulation Approval, and if the property is in an Article 4 area. The Local Authority should have issued a final Completion Certificate.

Structural alterations have been made, including possible load bearing walls removed. This work would have required Local Authority Building Regulation approval, and your legal advisor should confirm that all necessary approvals have been obtained.

The alterations to services would have required Local Authority Building Regulation approval, and your legal advisor should confirm that all approvals were issued.

Building works that may affect shared walls or are close to the boundary may be regulated by The Party Wall Act. This provides a framework for dealing with such work, and your Legal Advisor should verify whether any prior agreements or planned works, if any, were covered by the Act.

H2 Guarantees

NI

Your legal advisor should confirm if there are any guarantees for the new boiler and whether the guarantee(s) remain valid and can be assigned to you.

H3 Other matters

NI

The subject flat is held on a leasehold tenure. You should inspect the lease to identify your responsibilities regarding repair covenants. Some repairs you will be directly responsible for and bear the full cost. However, some repairs will fall upon the Management Company, who will recover a proportion of the costs from you as a proportion of the total cost equitably split between all leaseholders in the building.

For repairs and maintenance that you are solely responsible for, we advise obtaining estimates from competent or specialist contractors.

Prior to purchase, your Legal Advisor should also confirm that the Management Company has complied with the Regulatory Reform (Fire Safety) Order 2005 and the Control of Asbestos in the Workplace Regulations.

The report does not include an assessment of fire risk. Prior to purchase, your legal advisor must verify that a current fire risk assessment for the building exists, whether any remedial works are required, the likely cost of such works, and any proposed increases to service charges.

Your legal advisor must also confirm that the block is insured and that no substantial premium increases have been notified to the management company.

Prior to exchange of contracts, your legal advisor should make an enquiry into the following matters: Leasehold details, Repairing covenants, Restrictive covenants, Drainage, Shared Services, Ownership of boundaries, Maintenance of boundaries, TPO's on the subject property, Party walls.

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

NI

D3 - Rainwater pipes and gutters - Engage a general builder to repair or replace defective rainwater goods.

D4 - Main Walls - Obtain a timber and damp report to include all external and internal walls, as well as all timbers within the property, including any roof void or subfloor areas.

I2 Risks to the grounds

NI

None.

I3 Risks to people

NI

F1 - Electricity - Test electrical installation

F2 - Gas - Test gas supply

F4 - Heating - Test and service heating system and boiler

F5 - Hot Water - Test and service hot water supply system

We did not find any asbestos-containing materials (ACMs) during our inspection. Given the age of the property, it is possible that ACMs may be found at the property or on the site.

If you want absolute assurance that asbestos is not present, you should engage a licensed asbestos contractor to inspect the property and provide you with a report and cost estimates. This should cover the interior and exterior of the building, outbuildings, and the site.

I4 Other risks or hazards

NI

N/A

J

Surveyor's declaration

J

Surveyor's declaration

Surveyor's RICS number

0980814

Phone number

020 8137 0540

Company

Bespoke Building Surveys Ltd

Surveyor's address

Room 808,
60 Crown House,
North Circular Road, London, NW10 7PN

Qualifications

AssocRICS, MCIOB, MRPSA

Email

alam.uddin@bb-surveys.co.uk

Website

www.bb-surveys.co.uk

Property address**Client's name****Date this report was produced**

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

Signature

K

What to do now



Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

L

Description of the RICS Home Survey – Level 2 service and terms of engagement

Description of the RICS Home Survey – Level 2 service and terms of engagement

The Service

The RICS Home Survey – Level 2 service includes:

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

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

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

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

The inspection

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

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

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

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

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

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

Description of the RICS Home Survey – Level 2 service and terms of engagement

Services to the property

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

Outside the property

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

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

Flats

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

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

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 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 focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 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.
- 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 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 service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Issues for legal advisors

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

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

L

Description of the RICS Home Survey – Level 2 service and terms of engagement

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

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

Risks

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

Description of the RICS Home Survey – Level 2 service and terms of engagement

Standard terms of engagement

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

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

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

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

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

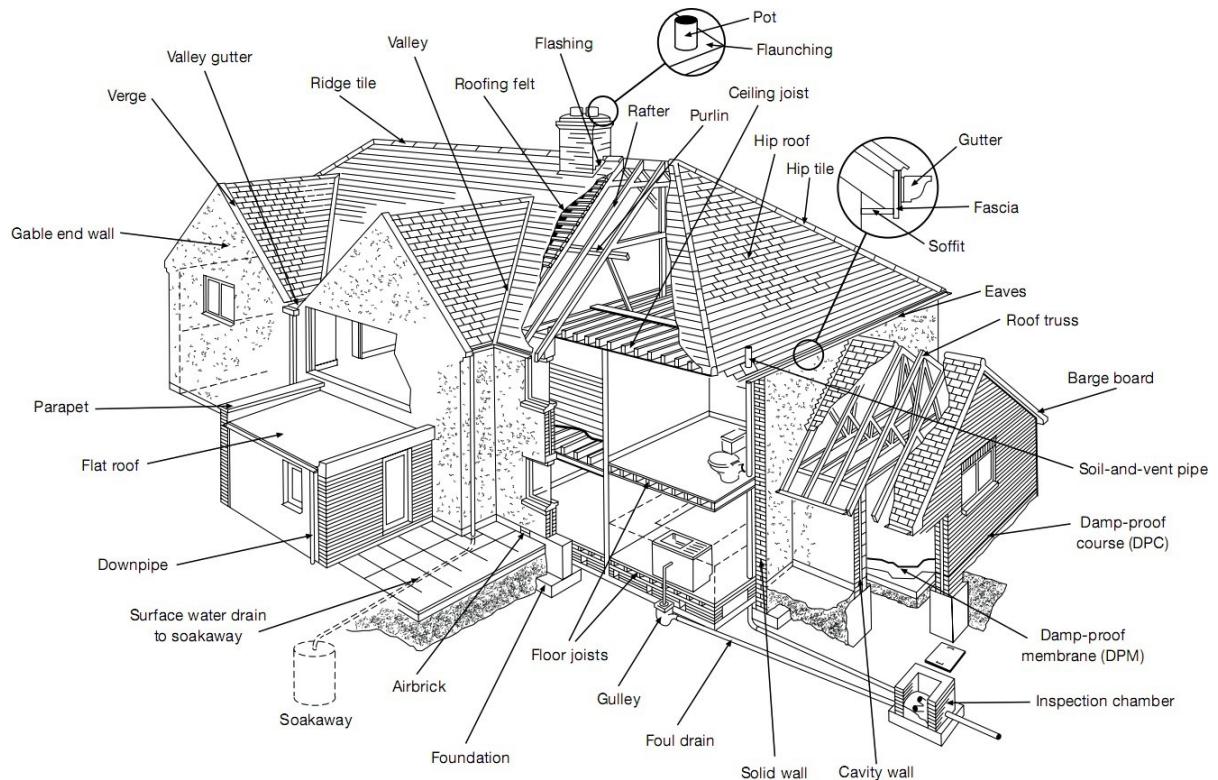
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

M

Typical house diagram

Typical house diagram

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



RICS disclaimer



You should know...

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