



LEVEL 3

Your survey report...

Property address

Client's name

Consultation Date (if applicable)

Inspection Date

Surveyor's RICS number
0980814

3

Contents

A	About the inspection
B	Overall opinion
C	About the property
D	Outside the property
E	Inside the property
F	Services
G	Grounds
H	Issues for your legal advisers
I	Risks
J	Energy matters
K	Surveyor's declaration
L	What to do now
M	Description of RICS Home Survey - Level 3 service and terms of engagement
N	Typical house diagram

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A

About the inspection

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

A

About the survey

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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

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



Reminder

Please refer to your **Terms and Conditions** report received on the [] for a full list of exclusions.



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, previous rainfall made the garden and structure very wet which causes masonry to be darker than normal and ponding of the water on the ground can cloak defects.

Status of the property when the inspection took place

The property was unoccupied and furnished with some items obstructing the inspection.

The floors were fully covered with items such as carpets, rugs, tiles or laminate flooring obscuring the underlying building structures.

B

Overall opinion

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. 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. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

Important note

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

Summary of condition ratings

Overall opinion of property

Most clients find it useful to read the Surveyor's Overall Opinion section at the beginning of the report first, to gain a general overview of those matters which are considered to be significant or urgent.

It is, however, essential that the whole report is read and considered in detail. Prior to entering into a legal commitment to purchase the property, you should arrange and complete all further investigations and obtain cost estimates so that you are fully aware of the financial commitment you will be entering into when purchasing the property.

This report reflects the condition of the elements of the property at the time of the inspection. It is possible that defects could arise between the date of the survey and the date upon which you take occupation. 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 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 upon 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 3 - and our Standard Conditions of Engagement for an RICS Home Survey Level 3. The property is in average condition for its age and type.

Although some defects were found these are fairly typical for a property of this age in this locality.

Some items do require repair: quotations/further investigations should be obtained before you enter into a legal commitment to purchase the property so that you are fully aware of the cost implications.

These works should not be ignored as failure to act will result in further problems developing: ongoing maintenance should also be continued to prevent deterioration. You are advised to obtain cost estimates for all works of repair and/or further investigation noted in this report prior to legal commitment of purchase.

B

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 windows. FENSA certification doors. Electrical test report/certification. Gas Safe test report/certification. Boiler documentation and test certification. Planning Permission and Building Regulation approvals for the side extension.



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
D1	D1 Chimney Stacks
D2	D2 Roof coverings
E1	E1 Roof structure
E5	E5 Fireplaces, chimney breasts and flues
E7	E7 Woodwork (for example, staircase join
E9	E9 Other
F1	F1 Electricity
F2	F2 Gas/Oil
F4	F4 Heating
F5	F5 Water heating



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
D4	D4 Main Walls
D5	D5 Windows
D7	D7 Conservatory and porches
D8	D8 Other Joinery and finishes
E2	E2 Ceilings
E3	E3 Walls and partitions
E4	E4 Floors

B

Condition ratings

E6	E6 Built-in fittings (built in kitchen a
E8	E8 Bathroom fittings
F3	F3 Water
G2	G2 Permanent outbuildings and other structures
G3	G3 Other



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
F6	F6 Drainage
G1	G1 Garage

Further investigations

Further investigations should be carried out before making a legal commitment to purchase the property.

N/A

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

The property is a two bedroom semi detached house.

The property has been extended. There is a single integral garage.

Approximate year the property was built

We believe the property to have been constructed circa 1930-1949.

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 N/A.

Information relevant to flats and maisonettes

N/A

Construction

The main external walls are of cavity masonry construction. The cavity has not been inspected as this is a specialist service.

The floors are constructed in suspended timber.

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

Accommodation

Ground Floor: Two reception rooms, kitchen, utility room, conservatory, separate WC

First Floor: two bedrooms, one bathroom, separate WC

Means of escape

In order to minimise the risk to sleeping occupants, all doors should be kept closed at night to ensure that the escape route is protected from fire. Smoke detectors should be installed at each landing level to give the earliest possible warning of fire. These should be mains powered.



Energy efficiency

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

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

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

Energy efficiency rating

The energy rating is F23.

Issues relating to the energy efficiency rating

None noted.

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)

N/A

Other energy matters

None.



Location and facilities

Grounds

The property has a front and rear garden.

Location

The property is located in a residential area.

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 has been identified from the Environment Agency web site flood map as being at risk of flooding. Our valuation assumes that insurance for flood damage can be obtained on normal terms. You should consult your insurance provider.

However your Legal Adviser should make all necessary enquiries with the relevant agencies prior to exchange of contracts.

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.

The RICS Level 3 service does not cover potential matters arising from historic land use or from localised underground geological conditions

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>

Other local factors

N/A

D

Outside the property

Outside the property

Limitations



The inspection was limited to the parts of the building that could be seen from ground level within the property boundary or adjacent public areas.

Condition Ratings provided may be based upon the limitations of the inspection and subject to further discovery if better access is enabled.

We cannot comment on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it is implicit in the report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to exchange of contracts, there is a risk that additional defects and consequent repair costs will be discovered at a later date. We are unable to comment fully upon the condition of the concealed areas detailed above and therefore, should you wish to proceed without further investigation, you must accept the risk of unseen defects.

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 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.

D1 Chimney stacks



There are two chimney stacks associated with the property. The chimney stacks are of masonry construction with lead flashing at the stack and roof junction/s to inhibit damp penetration to the interior.

Observed Defects

The chimney stacks are weathered and some general repair is required.

The chimney pots have been left uncapped. Unused flues should have the chimney openings capped and ventilated to prevent rain penetration.

Loose lead flashings were noted to the front chimney stack - This is the likely cause of staining noted on the chimney breast within the roof space (refer to section 'E1 Roof structure')

Gaps were noted in the mortar pointing to the rear chimney stack.

The above defects can allow rainwater ingress, which can cause damage to the roof timbers and structure. Repairs should be undertaken immediately to prevent rainwater ingress.

The above list is not exhaustive, as some defects may not be immediately visible. It is recommended that a suitably qualified contractor be commissioned to carry out further inspections. Any additional defects identified should be repaired as necessary.

D

Outside the property



Front chimney stack



Front chimney stack aerial view

D

Outside the property



Loose lead flashings were noted to the front chimney stack



Rear chimney stack

D

Outside the property



Rear chimney stack aerial view



Gaps were noted in the mortar pointing to the rear chimney stack

D2 Roof coverings

3

Main roof

The main roof is pitched and covered with clay tiles, finishing at the ridge at the top and eaves gutter line at the bottom. The underlying roof structure is formed from traditional timber rafters and purlins. A roof structure of this construction is cut and built on site.

The roof covering is nearing the end of its effective life and stripping of existing coverings and re-covering will be needed in the near future. It is recommended that you obtain estimates from reputable roofing contractors so that you are fully aware of the likely cost of this work. Whilst this was a traditional form of construction and can be accepted, it does not meet with current Building Regulations. Regular checks of the roof and roof void should be made to ensure the covering is water tight. Repairs should be made as soon as a defect is identified.

The flashings appear to be performing satisfactorily. A closer examination may reveal defects. There are lead lined valley gutters on the front elevation of the main roof. Lead is vulnerable to splitting and such details are prone to leakage. Behind the visible external leadwork, there is a timber valley board which supports the weight of the lead: any leakage can cause this to become damp and rot. When repairs are needed they should only be undertaken by experienced roofing contractors; such repairs can be expensive due to the need to strip back existing roof coverings for access. Valley linings can vary greatly in quality materials and workmanship. Valley gutters should be inspected annually when routine maintenance is carried out and any build up of leaves, moss, or silt removed to ensure that they remain free flowing.

Extension Roof

The flat roof to the side extension is covered with clay tiles.

Where visible, the flat roof appeared to be in a satisfactory condition with no visible evidence below of damp penetration. Flat roofs are prone to leaks and to unexpected failure, at which time damage to supporting timbers may also be discovered and also require to be replaced with the roof covering. Repairs can be more extensive and cost more if the roof has been leaking for some time.

The flat roof construction should be insulated but this can not be seen and the extent of any insulation is not known. When the flat roof is next refurbished, the insulation and ventilation to the roof structure should be checked and upgraded if necessary.

Observed Defects

Moss growth was noted to the main roof pitches. Moss retains moisture, which can deteriorate the roof covering and lead to blockages in rainwater pipes and gutters.

Moss growth was noted in the valley guttering to the main roof.

A number of slipped, chipped and cracked tiles were noted to the main roof.

Gaps were noted in the mortar beneath the ridge tiles.

A missing hip iron was noted to the rear elevation of the main roof. Hip irons function as restraints to prevent hip tiles from slipping.

A gap was noted where the side extension roof abuts the main wall.

The above defects can allow rainwater ingress, which can cause damage to the roof timbers and structure. Repairs should be undertaken immediately to prevent rainwater ingress.

The above list is not exhaustive, as some defects may not be immediately visible. It is recommended that a suitably qualified contractor be commissioned to carry out further inspections. Any additional defects identified should be repaired as necessary.

D

Outside the property



Main roof front elevation



Main roof side elevation

D

Outside the property



Main roof rear elevation



Main roof aerial view

D

Outside the property



Moss growth was noted in the valley guttering to the main roof



A number of slipped, chipped and cracked tiles were noted to the main roof

D

Outside the property



A number of slipped, chipped and cracked tiles were noted to the main roof



Gaps were noted in the mortar beneath the ridge tiles

D

Outside the property



A missing hip iron was noted to the rear elevation of the main roof



Side extension roof

D

Outside the property



A gap was noted where the side extension roof abuts the main wall

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 not therefore possible to confirm to you that the water goods are watertight. The gutters and downpipes require repair with some damaged or missing elements. When the repairs are undertaken the falls to the gutters should be checked to ensure the water runs to the fall pipes.

Defective rainwater goods are a common cause of dampness, which can lead to ongoing deterioration in building fabric and the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems such as dry rot are to be avoided.

Plastic rainwater fittings experience thermal movements, which can often result in joint leakage developing. Visible algal growth and staining to some joints suggest that this is now occurring;

Observed Defects

Staining was noted to the joints of the guttering around the property.

A disconnected guttering joint was noted on the front elevation.

Staining was noted to the joints of the downpipes around the property.

Foliage was noted in the gully to the side of the property.

The above defects should be repaired as soon as possible. Gutters and downpipes need to be checked regularly to ensure that the joints have not come apart. The rainwater pipes should be inspected at least once a year and accumulated leaves, silt and other debris be removed to prevent blockages. During the course of annual maintenance, gutters should be cleaned through to remove any debris such as leaves or moss.

D

Outside the property



Staining was noted to the joints of the guttering around the property



A disconnected guttering joint was noted on the front elevation

D

Outside the property



Staining was noted to the joints of the downpipes around the property



Foliage was noted in the gully to the side of the property

D

Outside the property

D4 Main walls

2

The walls are of cavity construction with a pointed, rendered and clay tile-hung finish.

Inspection of the external surfaces of the main walls was made from ground level with the aid of binoculars and a spirit level.

The foundations have not been exposed. Whilst there is a risk of unseen defects, there are no above ground signs of defective foundations.

We did not identify any DPC. It is possible that the DPC is concealed by the rendered plinth noted to the base of the external walls. At the time of inspection, there was no evidence of damp related damage to decorations or skirtings on the inner face of the external walls. We cannot state categorically that no defects exist in hidden parts of the structure and you must accept the risk that such defects may exist.

The external wall surfaces are in an overall serviceable condition.

Observed Defects

Gaps were noted in the mortar pointing around the property.

Shrinkage cracks were noted to the render finish around the property. This is due to shrinkage and loss of adhesion over time. We could not examine closely any higher areas.

Rot was noted to the mock-Tudor timber decorations around the property.

The above defects can allow rainwater ingress, which can cause damp to occur internally and lead to damage to the property's structure. The above defects should be repaired as soon as possible.

Damaged render can permit rainwater to penetrate behind the render. Water behind the render can cause further damage during heavy frost conditions due to the water freezing and expanding behind the render when the weather improves in temperature.

The external ground level should be a minimum of 150mm below the installed level of any 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 water proofing chemical. This chemical treatment will require to be repeated at intervals as it is not a permanent solution to the problem.

D

Outside the property



Gaps were noted in the mortar pointing around the property



Gaps were noted in the mortar pointing around the property

D

Outside the property



Shrinkage cracks were noted to the render finish around the property



Shrinkage cracks were noted to the render finish around the property

D

Outside the property



Rot was noted to the mock-Tudor timber decorations around the property

D5 Windows

2

The windows are double glazed in uPVC white frames with casement openings.

Observed Defects

Deterioration was noted to the sealant around some window frames. 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. The quality of sealed units and window frames can vary significantly and we can give no assurance as to their longer term performance.

Since April 2002, all replacement windows should have opening parts above a minimum size so occupants in a room can escape or be rescued by others. You should ask your legal adviser to check whether these windows have either building regulation approval or have been installed by a contractor registered with FENSA. This is a government approved trade association whose members can self certify that their installations meet the standards of the building regulations (see section I). If these do exist, you should ask the original installer to resolve the matter. If they were installed before April 2002 or do not have either of these, you should ask an appropriately qualified person to assess the quality of the installation.

In a fire, smoke can quickly trap occupants in a room and the small size of the opening will prevent them escaping or others rescuing them. To reduce this hazard, you should ask an appropriately qualified person for advice.

We could not find any British Standard Safety Marks to the glazed elements and we assume that

D

Outside the property

the glass is not "Safety Glass". We recommend that the glass is replaced to current Building Regulation Standards. Glass which starts at floor level should be replaced as a priority if it is not "Safety Glass".



Deterioration was noted to the sealant around some window frames

D

Outside the property

D6 Outside doors (including patio doors)



The porch doors are uPVC and are fitted with a multi-locking system.
The front door is timber and is fitted with a mortice 5-level locking system.
The extension front door is uPVC and is fitted with a a multi-locking system.
The extension rear door is aluminium and is fitted with a mortice 5-level locking system.

Observed Defects

Loose and missing trims were noted to the porch doors.
The extension rear door was noted to have dropped on its hinges. Hence, it is very difficult to close.

The above defects should be repaired in the short term.

Your legal adviser should confirm that a FENSA Certificate is available otherwise the installation of the doors may not comply with the Building Regulations. The quality of sealed units and doors and door frames can vary significantly and we can give no assurance as to their longer term performance. 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.

We could not find any British Standard Safety Marks to the glazed elements and we assume that the glass is not "Safety Glass". We recommend that the glass is replaced to current Building Regulation Standards.



Porch doors

D

Outside the property



Front door



Extension front door

D

Outside the property



Extension rear door

D7 Conservatory and porches

2

The conservatory is built of double glazed uPVC frames. The roof is of polycarbonate sheet material, which is a lightweight material that is easily damaged and is not load bearing. This type of roof is susceptible to leak due to movement between the sheet and the supporting structure. Polycarbonate can become dirty over time and being brittle can be damaged at which time it is best replaced.

The conservatory appears to have been built to relevant Building Regulation Standards at the time of construction. Your legal advisor should confirm this. The foundations of a conservatory are rarely to the same standard as those of the house and this can result in some differential movement between the two structures. This can result in some cracks between the conservatory and the main property. These are rarely serious but they should be filled. A conservatory built without Building Regulation approvals is at greater risk and we are unable to comment upon its durability or the quality of the foundations. Repairs going forward may be required.

The conservatory is in a generally good state of repair.

Observed Defects

Misting was noted to the conservatory windows. This occurs when the seals have failed and warm moisture laden air condenses between the window panes. You are advised to obtain estimates from competent contractors for the repairs now required. You should do this before making any financial or legal commitment.

D

Outside the property



Conservatory



Misting was noted to the conservatory windows

D

Outside the property

D8 Other joinery and finishes

2

This comprises timber fascias, soffits, and verges.

These appear to be in need of repair. A close inspection may identify areas of rot behind guttering.

The external decorations are generally showing signs of age related deterioration, with some repair and redecoration being required. The dwelling is a traditionally constructed property so you may have to use decorative materials that suit this type of building as modern paints can damage older timber. You should use contractors experienced in this type of work and this may add to the cost. Older paint surfaces (usually those applied before 1960) may contain high levels of lead that can be a safety hazard when disturbed. You should follow the recommendations of the Health and Safety Executive when redecorating (see www.hse.gov.uk).

Plastic roof level joinery is frequently simply fixed over pre-existing timber elements and there may be rot and decay behind the plastic, leading to some repairs being required during routine maintenance.

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, personal possessions and storage restricted the inspection of the main areas of the property.

We were unable to inspect all parts of the internal walls because of fitted cupboards, We were unable to inspect all parts of the internal walls because of stored items

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 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.

We cannot comment on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it is implicit in the report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to exchange of contracts, there is a risk that additional defects and consequent repair costs will be discovered at a later date. We are unable to comment fully upon the condition of the concealed areas detailed above and therefore, should you wish to proceed without further investigation, you must accept the risk of unseen defects.

E1 Roof structure

3

Access to the roof void is from a fitted pull down loft ladder accessed via the loft hatch on the landing.

The main roof is a timber beam structure of hipped design, consisting of traditional timber rafters and purlins. This supports loads imposed on it from the weight of the roof coverings and external elements such as wind and snow. The loads from the roof are transferred to the support points on load bearing internal and external walls.

The party walls which separate the subject property from the adjoining properties need to be built up fully to the underside of the roof coverings, both as a fire protection measure and for security reasons. This is likely to be a requirement of your insurance policy. This work will require the service of a Notice to the adjoining owners under the Party Wall Etc Act 1996.

Observed Defects

Parts of the underside of the roof are covered with plastic. This may be an indication of previous rainwater ingress and can conceal leaks, which are not visible due to the plastic lining. You should remove the plastic covering and inspect the roof timbers for hidden defects.

Vermiculite insulation was noted in the roof space.

Disused cold water tanks were noted in the roof space.

Stored possessions were noted in the roof space.

Staining was noted to the chimney breast in the roof space (this is an indication of rainwater ingress which is likely due to the defects noted to the flashings on the front chimney stack (refer to section 'D1 Chimney stacks').

Vermiculite insulation - Whilst it remains in good condition and is left undisturbed, it should present a relatively low risk. The building should be inspected by a licensed asbestos contractor to advise as to the condition of the asbestos and give options for management, encapsulation, or removal.

E

Inside the property

The disused cold water tank and stored possessions should be removed and disposed of as required.

Once the chimney stack has been repaired, the staining can be repaired as required.

Adequate ventilation should be maintained in roof spaces to avoid build up of condensation, which can lead to damage to timbers and wood rot.



E

Inside the property

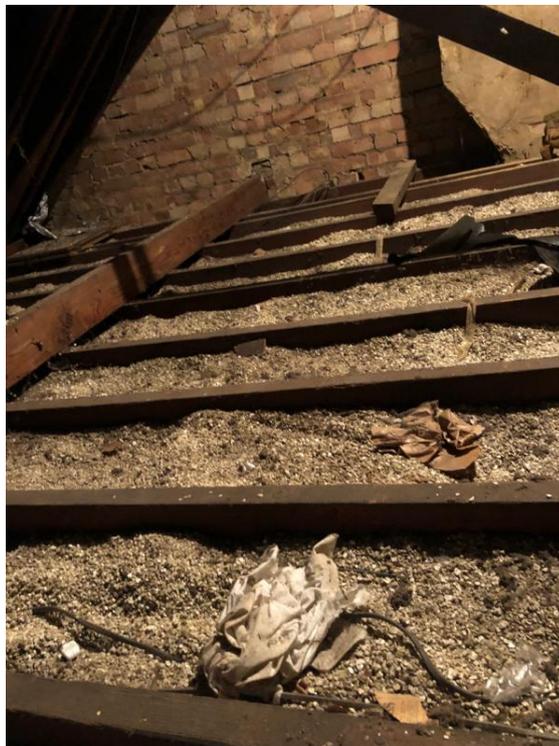


Roof space

Inside the property



Roof space



E

Inside the property



Disused cold water tanks were noted in the roof space



Stored possessions were noted in the roof space

Inside the property



Staining was noted to the chimney breast in the roof space

E2 Ceilings

2

The ceilings are made of a mixture of lath and plaster and plasterboard.

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

Lath and plaster ceilings can be prone to partial or complete sudden failure. Your longer term cost effective solution may be to replace the ceiling with plasterboard. This can be disruptive and dusty.

Some of the ceilings are concealed by lining paper or other surface finishes. Should you remove the finishes, there may well be further repairs necessary to the ceilings.

Observed Defects

An Artex finish was noted to some of the ceilings in the property. Artex may contain asbestos. Hairline cracking was noted to the ceiling in the downstairs WC.

Ceilings with an Artex finish - The ceilings appear to be in a satisfactory condition as inspected and should provide little health risk if undisturbed. The ceilings must not be worked or removed and specialist asbestos contractors should be used for any proposed work. Further advice is available from the Health and Safety Executive. The presence of asbestos can affect the value of a property and reduce marketability.

Normal maintenance, including filling and redecorating hairline cracks, is required to the ceilings

Inside the property



Example of an Artex ceiling finish



Hairline cracking was noted to the ceiling in the downstairs WC.

Inside the property

E3 Walls and partitions

2

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

A potentially load bearing wall has been removed from the ground floor. We are unable to ascertain if the loads from above have been properly supported, as any support is now enclosed by surface finishes. Your legal adviser should confirm if Building Regulation approval was obtained for this work.

Some of the walls are concealed by lining paper or other surface finishes. Should you remove the finishes, there may well be further repairs necessary to the walls and defects discovered.

Moisture meter readings were taken at various intervals on all external facing walls. Normal moisture meter readings were noted.

Observed Defects

Settlement cracks were noted to the wall in the utility room. This is likely caused by differential settlement of the foundations to the side extension, causing some movement to the walls. The extent of movement could not be fully observed due to the walls being covered with tiles.

The above defect should be repaired and monitored moving forward. If continued progressive movement is observed, then a structural engineer should be commissioned to ascertain the extent of any remedial works required.



Settlement cracks were noted to the wall in the utility room

Inside the property

E4 Floors

2

The floors are of suspended timber construction.

Suspended ground floors require ventilation, usually by means of air vents built in to the external walls. The ventilation appears to be satisfactory but it is important that the vents are kept clear.

Some unevenness was noted in the floor surfaces but this is within reasonable tolerances and does not appear to be of structural significance.

Some minor defects were noted, such as, squeaking flooring and these should be rectified as necessary.

Observed Defects

Loose floorboards were noted in the master bedroom. Floorboards can become loose naturally over time as floor joists and timbers settle.

The floor covering should be removed and the floorboards inspected for possible defects. Any defects identified should be repaired as required.



Loose floorboards were noted in the master bedroom

Inside the property

E5 Fireplaces, chimney breasts and flues

3

There are chimney breasts in the reception rooms. The chimney breasts are of masonry construction and extend from the ground floor into the upper floors of the property.

The chimney breasts appear sound. However, it was not possible to inspect the flues in detail. We would advise you to have any gas fires examined and tested by a Registered Gas Safe engineer before use and to confirm there is adequate ventilation to the appliance.

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.



Chimney breast in the front reception room

Inside the property



Chimney breast in the rear reception room



Chimney breast in the master bedroom

E

Inside the property



Chimney breast in the rear bedroom

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

2

The kitchen units are of an older style but remain in a serviceable condition. There is mechanical ventilation in the form of a cooker hood extractor fan, which was working at the time of inspection.

Observed Defects

The flexible sealants around the worktop and fittings is in poor condition and should be renewed. 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.

You should budget for early replacement to your own requirements.

E

Inside the property



Kitchen



The flexible sealants around the worktop and fittings is in poor condition

Inside the property

E7 Woodwork (for example, staircase joinery)

3

The internal joinery, such as skirting boards, doors, architraves, stairs etc are in a serviceable condition, subject to normal wear and tear in well used areas. Some treads are creaking when walked upon and there is general wear and tear to the staircase and balustrade.

Observed Defects

The balustrade and handrail have been removed on the lower part of the stairs. This is a Health and Safety danger to life and limb. A safety balustrade and handrail should be installed.

Install a balustrade and handrail to the stairs to prevent accidents from occurring.

The internal decorations are satisfactory, although 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.



The balustrade and handrail have been removed on the lower part of the stairs

Inside the property

E8 Bathroom fittings

2

The downstairs WC comprises a toilet and a hand wash basin.
The upstairs WC comprises a toilet.
The bathroom comprises a bathtub and hand wash basin.

The sanitary fittings are of a fairly modern style and operated effectively when tested.

Observed Defects

Cracked wall tiles were noted in the bathroom. Water can penetrate through the cracked wall tiles, which can cause damage to walls, ceilings and concealed areas.

There is insufficient ventilation in the bathroom and there is evidence of condensation. Additional ventilation should be installed with mechanical ventilation considered. The control of condensation can be significantly improved by installing extractor fans in bathrooms, with ducts arranged to disperse the humid air to an external position. This will help to remove water vapour at source. The extractor fans should be operated whenever these rooms are in use.

Repair the cracked walls tiles as soon as possible.

Install a form of mechanical ventilation in the bathroom as required.



Downstairs WC

E

Inside the property



Upstairs WC



Bathroom

E

Inside the property



Cracked wall tiles were noted in the bathroom

E9 Other

3

We recommend that Carbon Monoxide detectors are fitted where gas appliances are in operation.
We recommend that mains powered smoke and heat alarms are installed.

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

It is impossible to fully assess the condition of any installation on the basis of a visual inspection only. There are many factors relating to the adequacy of installations which can only be identified by a test by a qualified engineer.

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 with the electricity meter. The electricity meter and consumer units are located under the staircase.

Observed Defects

The consumer units appear to be dated. This is an indication that the electrical wiring may also be dated and need of upgrading.

Since 1st January 2005 the Building Regulations have required that electrical repairs, alterations and maintenance works in residential property (and outbuildings etc.) are carried out by a "competent person". You or your Legal adviser should ask for information and certification relating to the electrical works carried out.

You should plan on upgrading the consumer units and rewiring the property.

You should have the electrical installation inspected and tested by a Registered Electrical Engineer for your household safety prior to making any further financial or legal commitment.



Electricity meter and consumer units

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 with the meter under the staircase.

You should have the system and appliances tested by a Registered Gas Safe Engineer for your household safety prior to making any further financial or legal commitment.

F3 Water

2

Mains water is supplied. The stop tap is located on the pavement outside the property.

A water meter could not be identified.

We were unable to identify the location of any internal stop valve. If one is not fitted, you should arrange with a contractor to have an internal stop valve fitted.

The incoming water main, due to the age of the property, may be of old lead pipe. Lead is an inappropriate material in which to conduct domestic water supplies and you should have the pipe work replaced with new polypropylene. Please ask a contractor for the cost.

F

Services

There is no water storage facility in the property. Should the mains water supply fail you may have no water supply.



Stopcock

F4 Heating

3

The boiler is a Baxi FS 501 regular gas boiler, located in the kitchen.

The heating system was not on at the time of inspection.

The system is dated and has reached the end of life for serviceability. You should ask a Gas Safe Heating Engineer to provide a quotation for complete replacement and updating.

Old radiators will fail progressively and they will require to be replaced.



Boiler



Programmer



Thermostat

F

Services

F5 Water heating

3

Hot water is provided by the main heating boiler and stored in a hot water cylinder. 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.



Hot water immersion tank

F6 Drainage

1

The property has a combination of PVC and cast iron waste pipes.

The property is believed to be connected to the main drainage system. Although serviceable there is corrosion and cracking to the cast iron in places and eventual replacement with modern plastic fittings will be necessary.

We were unable to lift the covers due to being obstructed by timber panels and the system must therefore be excluded from the scope of this report. There may be hidden defects requiring repair.

Given the age of the property, it is possible that the underground drains will have deteriorated and a CCTV survey of the drains would be prudent so as to ascertain their condition.

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

Gullies will require regular cleaning. The drains should be regularly flushed through.



Drainage cover inaccessible

F

Services

F7 Common services

NI

Not applicable

G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

NI

There were no abnormal limits to the inspection of the grounds.

G1 Garage

1

The property has a single garage. The garage is built of similar materials to the property. There is a front garage door and a side door to facilitate access. The garage roof is flat and covered with interlocking clay tiles and bitumen felt.

The garage is in a serviceable condition.

Your Legal Adviser should confirm to you that all necessary rights of way are included in your legal title for vehicular and pedestrian access and egress.



Garage

G

Grounds (including shared areas for flats)



Internal



Garage roof

G

Grounds (including shared areas for flats)

G2 Permanent outbuildings and other structures

2

The property has an outbuilding located in the rear garden. There is a door to facilitate access. The outbuilding roof is flat with a concrete finish.

Observed defects

Blistering render was noted to the exterior garage walls.

Damp was noted to the internal garage walls. This is not unusual for an untreated room of this type.

Vegetation growth was noted on the garage roof.

The above defects should be repaired as soon as possible.

The outbuilding should not be used for human habitation in its current guise.



Outbuilding

G

Grounds (including shared areas for flats)



Blistering render was noted to the exterior garage walls.



Damp was noted to the internal garage walls.

G

Grounds (including shared areas for flats)



Outbuilding roof

G3 Other

2

The outside areas and gardens appear to be in need of general maintenance.

The boundaries are in fair condition and some maintenance is required.

There are trees and shrubs in the front and rear gardens. Trees and shrubs can cause damage to buildings and services but no signs of such damage were seen. Tree roots extract moisture, causing shrinkage in the subsoil on which the foundations are bearing, particularly during drought conditions when shrinkage of the subsoil can cause subsidence of the foundations. Conversely, when trees are removed swelling of the subsoil can occur causing 'heave' resulting in upward movement of foundations. Arrangements should be made for the trees to be kept regularly pruned to prevent them from increasing in size and causing damage to the property walls and foundations.

Settlement was noted to the grounds at the front of the property. Settlement is not usually of significance however, the ground should be repaired as required and monitored moving forward.

Bamboo plants were noted in the rear garden. Bamboo plants can be difficult to contain. Hence, consideration should be given to removing these in the short term. This should be undertaken by a suitably qualified contractor.

No signs of Japanese Knotweed were noted at the time of inspection. A full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained.

G

Grounds (including shared areas for flats)



There are trees and shrubs in the front and rear gardens



Settlement was noted to the grounds at the front of the property

G

Grounds (including shared areas for flats)



There are trees and shrubs in the front and rear gardens



Bamboo plants were noted in the rear garden



G

Grounds (including shared areas for flats)

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

NI

The property has been extended to the side. Your Legal Adviser should confirm that it was constructed with both planning permission (unless permitted development) and Building Regulation Approval and if the property is in an Article 4 area. A final Completion Certificate should have been issued by the Local Authority.

Structural alterations have been made including load bearing wall removed. This work would have required Local Authority Building Regulation approval and your Legal Adviser should confirm that all approvals were issued.

The replacement windows, replacement doors and conservatory would have required Local Authority Building Regulation approval and your Legal Adviser 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 1996. This provides a framework for dealing with such work and your Legal Adviser should check to see if any prior agreements or planned works if any planned or past works were covered by the Act.

H2 Guarantees

NI

Your Legal Adviser should confirm if there are any service agreements for the gas fire/s, central heating, alarms.

H3 Other matters

NI

Prior to exchange of contracts, your Legal Adviser should make enquiry in to the following matters: Rights of Way, Shared Driveways.



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

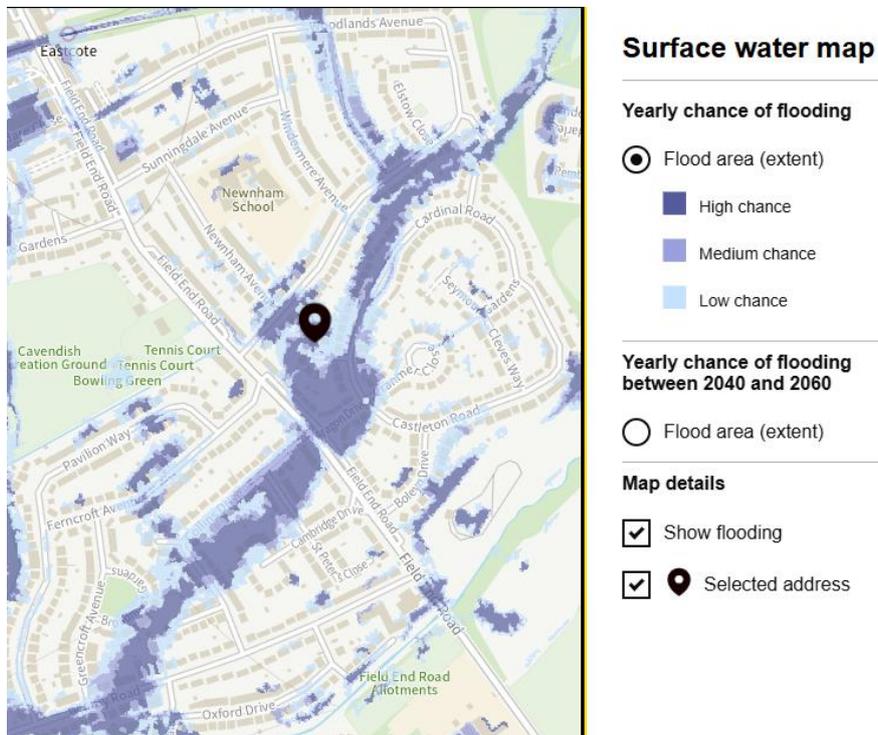
NI

D2 - Roofs - engage a roofing contractor to inspect roofs and carry out repair or reroofing. D3 - Rainwater pipes and gutters - engage a general builder to repair or replace defective rainwater goods.

I2 Risks to the grounds

NI

The property is in an area that is at high risk of surface water flooding.



Flood risk map

Risks

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 found possible asbestos containing materials (ACMs) to the ceiling finishes, as previously reported. Although we have made specific mention of these locations, it is possible that ACMs may be found in other locations in the building or on the site. 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

Energy matters

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

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

J

Energy matters

J1 Insulation

NI

I have seen a copy of what I assume to be the most recently produced Energy Performance Certificate (EPC). An EPC has to be issued when a property is marketed and it attempts to show the relative energy efficiency of the property and how you can save energy and money by installing improvement measures. I cannot vouch for the accuracy of the EPC.

J2 Heating

NI

The boiler is an older non-condensing type and so will not be as efficient as a modern boiler. It would be worthwhile replacing it with a higher efficiency A rated boiler.

J3 Lighting

NI

Traditional light bulbs use a thin metal filament, which produces light when an electrical current is passed through it. Halogen light bulbs (often used in spotlights) work on the same principle. These types of bulbs are now being phased out and more efficient modern alternatives are available..

J4 Ventilation

NI

The degree and likelihood of condensation occurring in a building can vary significantly depending on the living patterns of the particular occupants. As a result, on a change of occupancy, condensation problems can become apparent, which previous occupants had not suffered from. The risk of condensation occurring can be reduced by maintaining adequate heating and ventilation throughout the property..

J5 General

NI

N/A..

K

Surveyor's declaration



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

Qualifications

AssocRICS, MCIQB, MRPSA

Email

alam.udalam.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





What to do now



Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

M

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



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

The Service

The RICS Home Survey – Level 3 service includes:

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

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

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

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

The inspection

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

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

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

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

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

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

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

Services to the property

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

Outside the property

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

Buildings with swimming pools and sports facilities are 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 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 or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

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

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a 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 the regulations), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

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

The report

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

Condition ratings

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

R – Documents we may suggest you request before you sign contracts.

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

NI – Elements not inspected.

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

Energy

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

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.



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

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

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

Standard terms of engagement

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

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

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

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

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

4. Terms of payment – You agree to pay 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

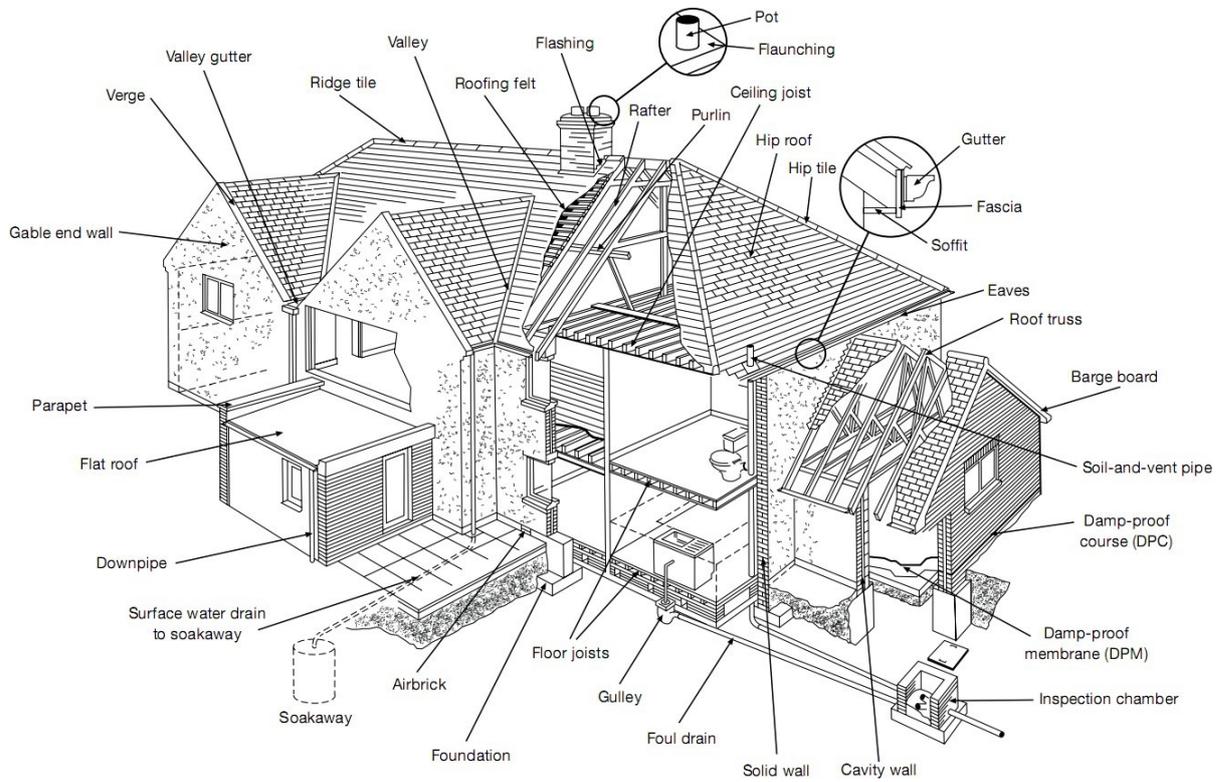
The surveyor will have a complaints handling procedure and will give you a copy if you ask. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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



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