



LEVEL 3

Your survey report...

Property address

[REDACTED]

Client's name

[REDACTED]

Consultation Date (if applicable)

19/02/2026

Inspection Date

20/02/2026

Surveyor's RICS number

0964470

3



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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.

19/02/2026



About the inspection

Surveyor's name

Darren Spinks

Surveyor's RICS number

0964470

Company name

Home Counties Surveying Limited

Date of the inspection

20/02/2026

Report reference number

HC0079319

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

[REDACTED]

Weather conditions when the inspection took place

At the time of inspection, it was initially dry followed by a period of light rain.

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.

At the time of inspection, the property was vacant with no evidence of any occupation.

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 helpful to read the Surveyor's Overall Opinion section at the beginning of the report to gain a general overview of the matters considered 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 do not do so, you proceed at your own risk.

The Condition Ratings in the report are assessed based on a visual inspection only, from within the grounds or available public observation points. 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 on the visual condition of the property, and it is not intended to be a detailed inventory of every single defect. The report is compiled based on the condition as of the inspection date, and no liability can be accepted for any deterioration or fault in its condition after the inspection date.

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. However, some defects were found, which are fairly typical for a property of this age in this locality. You are advised to obtain quotations/further investigations 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.

The property has suffered structural movement in the form of movement to some of the internal/external walls. This appears to have been caused by a combination of initial settlement and unknown causes. The movement appears to be ongoing, and further investigation is required. Further details are provided in the main body of the report.

B

Condition ratings

Dampness was found internally, and this appears to have been caused by missing DPM to the solid floor on the Porch. Repair works are now required, and further details are provided in the main body of the report.

The drains were found to be blocked off the kitchen and utility rooms. Prior to purchase, we recommend that a CCTV survey be carried out to identify the cause of the problem and to advise you as to the integrity of the below-ground drainage.

The roof is covered with plain concrete tiles and there are signs of recent repairs/replacements. Some defects were noted, including loose or missing/slipped tiles, weathered pointing, spalling to tiles, excessive moss, cracks to the verge mortar, defects to the ridge, rotten timber at eaves and repairs are now required.

The chimney stack(s) display signs of notable disrepair. The chimney(s) require repair to the brickwork and pointing to ensure structural integrity. You should instruct a contractor to provide costs to make good. This should include all flashings and any flaunchings (the mortar that holds the pots in place) and undertake repairs as needed. There was a significant crack noted to the shared chimney stack and urgent inspection is required.

There is penetrating damp noted within the roof void to the shared chimney. If a chimney is no longer required, we suggest that consideration is given to removing the chimney and the roof made good. Ventilation should be provided to the remaining flue/s.

The windows require a general overhaul, including repairs to decayed timber, repairs to fittings, repairs to the frames, repainting, redecorating, repairs to the glazing, easing of the hinges. Some windows not opened may require easing or adjusting. The repair of locks, handles and fittings can be difficult.

The porch is in need of repair. There are defects, including decay to timbers at eaves, defective pointing, cracking at various locations, leaking suspected, damp, condensation, damp floor, and repairs are now required.

The walls to the rear single storey section of the house and front porch are only of single brick width and will be prone to condensation, dampness and heat loss. The walls do not comply with current Building Regulations. You may wish to consider partial demolition and rebuilding to current standards.

A section of load-bearing chimney stack has been removed from the kitchen. This is believed to have been the chimney for the original kitchen stove. The loads from above should have been supported; however, the construction is now hidden, and the presence of any support is unknown. Further investigation should be conducted to confirm that support has been installed, either through physical examination and/or enquiry with Building Control at the Local Authority.

Prior to inspection, you expressed interest in the viability of constructing a rear extension on the boundary and possible loft conversion. Whilst a detailed viability study is beyond the scope of the survey, we can provide some general advice.

As part of the rear section of the building forms part of the neighbours property works will require a Party Wall Agreement under the Party Walls etc Act 1996.

Prior to purchase, you should make enquiries of the Local Authority Planning Department to ascertain whether your plans and proposals are likely to be approved.

B

Condition ratings

To establish whether foundations are adequate for this, you would need to instruct a structural engineer to dig trial holes to assess the existing foundations and carry out loading calculations.

All internal alterations and alterations to the roof structure will require loading calculations and specifications for the appropriate steelwork to support the altered and new building loads. These calculations and specifications should be carried out by a structural engineer.

You must ensure, with the aid of your legal advisors, that you will not be prevented from carrying out any additional development to the property or land due to any restrictive or other covenants.

Inspection of the Environment Agency Flood Maps for the United Kingdom on the internet indicates there is a low risk of flooding.

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.

Obtain an up-to-date periodic electrical safety inspection certificate from an NICEIC-approved contractor. Obtain a current Gas Safety registered engineer's certificate. Boiler documentation and test certification. Building Regulations for the introduction of cavity wall insulation. Building Regulations for the removal of chimney breast/stack in the kitchen.



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
B4	B4 Further investigations
D1	D1 Chimney Stacks
D2	D2 Roof coverings
D4	D4 Main Walls
E1	E1 Roof structure
E3	E3 Walls and partitions
E4	E4 Floors
E5	E5 Fireplaces, chimney breasts and flues
E9	E9 Other
F1	F1 Electricity
F2	F2 Gas/Oil
F4	F4 Heating
F5	F5 Water heating
F6	F6 Drainage
G1	G1 Garage
G2	G2 Permanent outbuildings and other structures



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

B

Condition ratings

D6	D6 Outside Doors (including patio doors)
D7	D7 Conservatory and porches
D8	D8 Other Joinery and finishes
E2	E2 Ceilings
E6	E6 Built-in fittings (built in kitchen)
E7	E7 Woodwork (for example, staircase joinery)
E8	E8 Sanitary fittings
F3	F3 Water
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
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Further investigations

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

The property displays some signs of past structural movement in the form of minor cracking to the ceilings and walls of the main front bedroom. This movement has the appearance of being long-standing in nature. However, within the limits of this inspection and without a period of monitoring, we cannot guarantee further movement will not occur, but it would seem unlikely. If you require further assurance, prior to purchase, you should instruct a consulting engineer to inspect the property and provide you with a report.

Notable dampness was found internally to the floor of the porch. Repair works are now required. Prior to purchase, you are advised to obtain cost estimates for all works of repair to remedy damp from a reputable specialist who is a member of the Property Care Association (PCA). The costs should include associated making good, and redecoration to include a transferable and insurance-backed guarantee.

Woodboring beetle infestation was noted at the property in the loft. It should be noted that the loft had a significant amount of stored items and was also boarded which limited the inspection of the roof timbers. Prior to purchase, you are advised to obtain cost estimates from a specialist timber treatment company that is a member of the Property Care Association to provide you with a treatment plan and cost remedy. The works should be covered by a long-term transferable insurance-backed guarantee.

The drains were found to be blocked off the kitchen and utility rooms. Prior to purchase, we recommend that a CCTV survey be carried out to identify the cause of the problem and to advise you as to the integrity of the below-ground drainage.

More significant structural movement was detected at the property in the form of cracking to lintels above the door and window of the utility room, bathroom party wall, airing cupboard, porch wall adjoining main house and off the living room window. Within the limits of this inspection, we cannot confirm that further movement will not occur. Prior to purchase, you should instruct a qualified

B

Condition ratings

structural engineer to inspect the whole property and provide you with a report and associated remedial and repair costs.

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 three bedroom semi-detached house.
There is a single detached garage.

Approximate year the property was built

We believe the property to have been constructed circa Approx 1950.

Approximate year the property was extended

N/A.

Approximate year the property was converted

N/A.

Information relevant to flats and maisonettes

N/A

Construction

The main external walls are of cavity masonry construction. The cavity has been filled with cavity insulation to improve thermal efficiency.

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

The roof is pitched and covered with concrete tiles. These are generally reliable, but they add significant weight to the roof structure, which must be designed to carry the load by a qualified Structural Engineer.

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

Accommodation

Ground Floor: hall, two reception rooms, kitchen, utility Room, separate WC

First Floor: landing, three bedrooms, one bathroom

Means of escape

Fire is always a danger, but we see no abnormal risks in this property. We recommend that a fire drill be agreed with all occupants so that they know what to do in the event of a fire; it would also be beneficial to have practice drills. Further advice can be obtained from the local fire and rescue service.

To minimise the risk to sleeping occupants, all doors should be closed at night to ensure the

C

About the property

escape route is protected from fire.

Fire alarms should be maintained in accordance with the manufacturer's instructions and periodically tested, at least once a month, to ensure they remain in working order.

Smoke detectors should be maintained at each landing level to give the earliest possible warning of fire. These should be mains-powered.

The windows are too small to allow emergency escape and should be modified as a matter of priority.



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 D59.

Various suggestions have been made as part of the recommendations in the EPC. The most important ones are Cavity fill where not installed, replace any existing light fittings with low energy lighting fittings and replace the existing boiler with a modern efficient condensing boiler.

N/A

Mains Services: Gas, Electricity, Water, Drainage

Gas - Heating.

Gas fire

Issues relating to the energy efficiency rating

N/A

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)

Gas fire

Other energy matters

N/A



Location and facilities

Grounds

The property has a front, side and rear garden. Your legal advisors to investigate and advise on extent of boundaries and repairing liabilities.

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. At the time of the inspection road traffic noise and noise from the adjoining property was noticeable. You should also assess the availability of services that are important to you. The property is close to local facilities.

Local environment

The property has been identified from the Environment Agency website flood map as being in an area with a low risk of flooding. Your legal advisor should make the usual searches and enquiries with the relevant agencies prior to exchange of contracts.

The property is believed to be built upon alluvial silt. Such substrates on sloping sites can be subject to landslip.

The granular nature of the material means water can travel through the material, and leaking drains can cause the material to be washed away or become semi-fluid. This has the potential to damage foundations, causing structural damage to the building.

According to the Indicative Atlas of Radon in England and Wales, the location may have levels of naturally occurring Radon gas over the levels considered acceptable. Further advice can be obtained from: www.gov.uk/government/organisations/public-health-england

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

NI

A drone was used during this survey to obtain remote photographs where it was deemed safe to do so. Although these images are included within the report it must be appreciated that these were obtained remotely from the surveyor operating the device from ground level and sections of the report will refer to the survey being conducted from ground level. Remote photography can never substitute physical, close up inspection by a specialist contractor and this still may be advised in some circumstances.

The inspection was restricted to the parts of the building that could be seen from ground level, within the property boundary, or from adjacent public areas. Therefore, the Condition Ratings provided are based upon the limitations of the inspection and are subject to further discovery should better access be enabled.

There were areas of vegetation growth which restricted access and inspection to sections of the external walls and boundary fences. 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 in 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.



D

Outside the property

Vegetation restricting our inspection



Vegetation restricting our inspection



Vegetation restricting our inspection

D

Outside the property



Vegetation restricting our inspection



Vegetation restricting our inspection

D

Outside the property

D1 Chimney stacks

3

The chimneys are of masonry construction with metal to inhibit damp penetration to the interior. Metal flashings are generally durable, although small perforation holes can appear as the metal oxidises, eventually leading to water seepage. The metal should be periodically checked at close quarters and repaired as found to be necessary.

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

The chimney stack(s) display signs of notable disrepair. The chimney(s) require repair to the brickwork and pointing to ensure structural integrity. You should instruct a contractor to provide costs to make good. This should include all flashings and any flaunchings (the mortar that holds the pots in place) and undertake repairs as needed. There was a significant crack noted to the shared chimney stack and urgent inspection is required.

Damage was noted to the masonry, including spalling brick faces. This is not uncommon, but going forward, the chimney should be regularly checked for stability. If further damage occurs, the chimney will need to be repaired or reconstructed. If the chimney(s) are no longer required, you should consider having them taken down. The mortar pointing to the chimney is loose/missing in places and warrants repair. This should be undertaken as soon as possible to prevent further damage. Some slight leaning was noted. This is not uncommon, but going forward, the chimney should be regularly checked, and if further distortion occurs, the chimney will need to be repaired or reconstructed. If it is no longer required, you should consider having it taken down.

There is penetrating damp noted within the roof void to the shared chimney. If a chimney is no longer required, we suggest that consideration is given to removing the chimney and the roof made good. Ventilation should be provided to the remaining flue/s.

One of the chimney stacks is over the party wall shared with the neighbouring property. The responsibility for maintenance may be shared; please check your title deeds.

All unused flues should have the chimney capped and ventilated to prevent rain penetration and to assist in reducing the risk of dampness.

As repairs are required, you should ask your contractor to check for defects in hidden parts not visible from ground level. Until the works are undertaken, you should ensure that further deterioration is prevented. Water or dampness penetrating the interior should alert you to the need for urgent repairs.

D

Outside the property



Slight lean towards top of chimney



Flaunching replacement required

D

Outside the property



Flaunching replacement required



Debris and poor detailing to back gutter

D

Outside the property



Crack to side of chimney requiring urgent investigation



Split lead front apron and missing pointing

D

Outside the property

D2 Roof coverings

3

The roofs are covered in a combination of concrete tiles finishing at the ridge at the top and the eaves gutter line at the bottom.

The roof cover is lined with underfelt, which is in poor condition, including torn and damaged sections most notably at eaves level, and should be replaced or repaired. Complete replacement of the felt requires the roof to be stripped and replaced.

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 is covered with plain concrete tiles and there are signs of recent repairs/replacements. Some defects were noted, including loose or missing/slipped tiles, weathered pointing, spalling to tiles, excessive moss, cracks to the verge mortar, defects to the ridge, rotten timber at eaves and repairs are now required.

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. The moss growth also restricted the inspection and further defects are likely to be discovered once the moss has been removed.

You should ask a competent contractor to provide you with a quotation for the repairs. It is recommended, prior to entering into a legal commitment to purchase, that you obtain quotations from reputable roofing contractors for an overhaul of the roof slopes, to include replacement of all damaged tiles along with all other required repairs so that you are fully aware of the anticipated cost.

The gutter is formed of plastic. The gutter material appeared to require repairs. You should ask a contractor to examine the gutters and provide you with a cost for any repairs.

As some of the works maybe over the party wall shared with the neighbouring property. The responsibility for maintenance may be shared; please check your title deeds.



D

Outside the property

Undulation at eaves level, noted defective timber on lower elevations



Defective timber at eaves and disconnected gutter bracket



Hip tiles require rebedding

D

Outside the property



Cracking to mortar on verge



Slipped and missing tiles to utility room roof

D

Outside the property



Defective timber to eaves



Defective timber to eaves

D

Outside the property



Boiler flue close to underside of roof timbers



Defective timber to eaves. Will require removal of courses of tiles to rectify.

D

Outside the property



Undulation of porch ridge inspect when replacing tiles



Loose ridge tiles to porch

D

Outside the property



Torn underlay to eaves, defective timber



Displaced gutter as a result of defects to roof timber

D

Outside the property



Gutter bracket fixing loose due to defective timber



Moss growth, slipped and missing tiles

D

Outside the property



Spalled concrete tiles and debris to gutter



Spalled, slipped and broken tiles. Evidence of recent repairs

Outside the property

D3 Rainwater pipes and gutters

2

The property has uPVC gutters and uPVC, cast iron 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.

The rainwater fittings are showing some signs of ageing, with evidence of minor leakage at individual joints, and fading/sun bleaching is also evident; this causes the fittings to become brittle and crack; this is not uncommon and occurs as the fittings age.

No significant leaks were evident on inspection, but general overhaul and repairs are required. This will include replacing defective seals and joints. In some cases, it can be more cost-effective to replace with new fittings. There are rusting sections. Cast Iron fall pipes tend to crack and suffer corrosion over time, and are more prone to requiring regular maintenance.

It should be noted that defects were noted to the roof timbers behind the rainwater gutters and the gutters will need to be removed to allow the repairs to be undertaken. The gutters will then need to be re-fixed on completion of the roofing works.

There is an existing rainwater downpipe connection at ground level that has no downpipe connected to the rear of the ground floor WC. There appears to have been recent alterations where an additional downpipe has been added to the end of the run and discharges directly to the hardstanding and not to the underground drainage system. A CCTV survey of the connection at ground level should be undertaken as part of the main drainage CCTV survey to establish if this run is still live and any repairs required. Alteration of the existing gutter and downpipe should be undertaken and connection made into the underground drainage system.

All rainwater fittings should be periodically inspected, particularly during rainfall. Thereafter, any leaks noted should be repaired to ensure water tightness and to prevent spillage.

During rainfall, if repairs are found to be necessary, it is important to make repairs at the earliest opportunity. Also, going forward, it will be necessary to regularly clear gutters and downpipes to ensure they are kept clear of blockages. We suggest annual inspections are undertaken before the wintery weather and following leaf fall.

Plastic gutters require regular cleaning out and periodic resealing of their joints. Downpipes need to be checked regularly to ensure that the joints have not come apart. The gutters should be inspected at least once a year, and accumulated leaves, silt and other debris should 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. Gutters should be inspected at least once a year to ensure they remain watertight. Any accumulated leaves, silt and other debris should be removed so to prevent blockages.

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.

D

Outside the property



Undulation in gutter due to defective timber to eaves



Undulation in gutter due to defective timber to eaves

D

Outside the property



Cast iron downpipe and hopper repairs required



Cast iron downpipe and hopper repairs required

D

Outside the property



Cast iron downpipe and hopper repairs required



Undulation in gutter due to defective timber to eaves

D

Outside the property



Shared rainwater goods with neighbouring property



Alterations to existing gutters. Downpipe discharges directly to ground

D

Outside the property



Existing downpipe disconnected. Investigate if still connected to underground waste

D4 Main walls

3

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

The elevations to the main part of the property are of cavity brickwork, the main wall is approximately 290mm thick, and the inner and outer leaves of the brickwork will be held together by metal ties.

Where there are openings in the walls, the weight from above is transferred to the support points by beams or lintels.

The main external walls have a masonry outer face.

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

The walls to the rear single storey section of the house and front porch are only of single brick width and will be prone to condensation, dampness and heat loss. The walls do not comply with current Building Regulations. You may wish to consider partial demolition and rebuilding to current standards.

There are a number of minor cracks in the external walls which require making good to prevent water penetration into the interior.

Metal wall ties can suffer gradual corrosion with time. With certain types of ties, this corrosion is sometimes accompanied by rust expansion, resulting in horizontal cracks that appear at regular intervals on the external wall surfaces. At the time of inspection, no such cracking was visible.

The extent of any corrosion to wall ties can only be determined by drilling holes in walls at several points and inspecting the ties with the aid of a borescope or by selectively removing bricks; this is beyond the scope of our inspection.

D

Outside the property

There was no indication that remedial wall tie installation had been carried out on other houses in the locality. We would therefore assume, given the relatively sheltered location of the property, that this is not a major problem and further investigation is not warranted at this time. Should any horizontal cracking appear in the future, further investigation of the wall ties would be prudent.

Minor repairs are required to the wall surfaces, including some re-pointing required. minor cracking to the bricks or joints.. You should obtain quotations for the work from a building contractor.

Defects are present to the wall surfaces, including cracking to lintels over utility window/door openings, structural cracking to the masonry above the living room window and vertical cracking where the porch adjoins the main house, and extensive repairs are required. You are advised to obtain quotations for the work from a building contractor prior to making any financial or legal commitment.

The recommended minimum height for a damp-proof course is 150 mm above external ground level so as to prevent bridging the damp-proof course, and to minimise the risk of dampness caused by rain splashing up from the adjacent surfaces.

The ground level should be lowered where necessary to achieve the minimum height recommended. Before proceeding, trial holes should be dug to verify the depth of the foundations, as lowering the ground levels will reduce the foundation depth. This can lead to structural problems if the foundations are already shallow. If you need further advice about this work, we will be pleased to advise once the depth of the foundations is established.

You should note that any structural timbers which are embedded in the damp masonry or in close proximity to moisture are prone to decay, sometimes severe decay, and the specialist contractor should inspect the under floor timbers where present, to provide you with a quotation for the cost of repairs and subject to your acceptance, undertake the repairs and issue a guarantee for the work done.

When repointing is carried out, it is essential that the joints are raked out so that the new mortar is given sufficient key; ideally, the minimum depth of raking out is 20mm. If the old mortar is not raked out properly, this can result in the new pointing simply cracking and falling out over a relatively short timescale.

The new mortar should not be stronger than the bricks to which it is applied, as this will cause spalling to the brickwork. This work should only be entrusted to an experienced stonemason or bricklayer.

Cavity wall insulation appears to have been installed after the property was constructed. Some early insulation installations can introduce damp transfer between the outer wall and the internal wall, and also cause cavity wall ties to corrode due to damp accelerating corrosion, which can lead to the rusting of the metal tie.

Your legal advisor should establish if there is a Guarantee for the work done and if it remains valid and is transferable to you.

The DPC to the main walls is made of Bitumen. DPCs of bitumen are prone to long-term failure due to cracking and degradation of the material. As a result, internal damp can occur and be progressive over time, with remedial treatment eventually being required.

D

Outside the property



Typical mortar repair following retrofit cavity wall insulation



Raised plant beds close to DPC level

D

Outside the property



Raised plant beds close to DPC level



Raised plant beds close to DPC level

D

Outside the property



External ground level off rear needs reducing



Repointing required

D

Outside the property



External ground level off rear needs reducing



External ground level off rear needs reducing

D

Outside the property



Cracking above utility window lintel



Minor crack above living room window

D

Outside the property



Cracking either end utility lintel

D5 Windows

2

The windows are single-glazed, double-glazed in painted softwood frames with casement opening.

The windows require a general overhaul, including repairs to decayed timber, repairs to fittings, repairs to the frames, repainting, redecorating, repairs to the glazing, easing of the hinges. Some windows not opened may require easing or adjusting. The repair of locks, handles and fittings can be difficult.

Defects including decay to timber frames, damaged fittings were found, and repair or replacement is now required.

The mastic around the frames is missing, and replacement with new waterproof mastic is required.

The mastic around the frames has failed, and repairs or replacement with new waterproof mastic is required.

It appears that some of the double-glazed 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.

Where some double-glazed panels have failed, the remainder could suffer similar problems, and you should plan to replace more in the near future. It can be difficult to replace just the double-glazed units on some older windows. In such cases, you may need to replace the entire window.

The ground floor WC window and frame is damaged and the window does not fully open and requires inspection to establish the remedial works required.

A number of windows have had recent repairs undertaken to the double creased tile window cills. A number of remaining windows creased tile cills require repairs or replacement.

From time to time, it is essential to employ a joiner to inspect the timber casement and also ease

D

Outside the property

them prior to redecoration. This is best done in conjunction with the redecoration cycle.

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 current Building Regulation Standards. Glass which starts at floor level should be replaced as a priority if it is not "Safety Glass".

The quality of sealed units and window frames can vary significantly, and we cannot guarantee 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 they can harden and fail over time.

Single-glazed windows suffer from high heat loss and frequently experience condensation on the inside face of the glass. Severe condensation can cause water damage to internal window sills and fittings. You may wish to consider replacing your windows with double-glazed units or installing secondary glazing.



Repairs or replacement of creased tiled Living room window cill

D

Outside the property



Loose fittings



Corrosion to ferrous fixings

D

Outside the property



Spalling creased tile to front bedroom window



Single glazed porch window

D

Outside the property



Failed double glazed seal units stairs window



Failed double glazed seal units stairs window

D

Outside the property



Metal single glazed window to larder



Kitchen

D

Outside the property



Failed mastic sealant to kitchen



Single glazed kitchen

D

Outside the property



Damaged frame ground floor WC window



WC window frame broken and doesn't fully open

D

Outside the property

D6 Outside doors (including patio doors)

2

The external doors are mainly made of timber and part glazed.

The mastic around the door frames is missing, and replacement with new waterproof mastic is required.

The door to the front is in need of repairs and general maintenance, and it may be more cost-effective to renew it. The door to the rear is in need of repairs and general maintenance, and it may be more cost-effective to renew it.

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.

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 they can harden and fail over time.

Single-glazed windows suffer from high heat loss and frequently experience condensation on the inside face of the glass. Severe condensation can cause water damage to internal window sills and fittings. You may wish to consider replacing your windows with double-glazed units or installing secondary glazing.



Porch door

D

Outside the property



Repairs and redecoration required



Repairs and redecoration required

D

Outside the property



Mastic sealant replacement required



Repairs and redecoration required

Outside the property

2

D7 Conservatory and porches

There is a porch to the side elevation built of single skin brickwork, incorporating single-glazed windows.

The pitched roof to the porch is covered with concrete plain tiles matching the main house.

The porch is in need of repair.

There are defects, including decay to timbers at eaves, defective pointing, cracking at various locations, leaking suspected, damp, condensation, damp floor, and repairs are now required.

A porch is exposed to the elements and can suffer from damp and condensation. The foundations of a porch rarely meet 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 porch and the main property. These are rarely serious, but they should be filled.

A porch 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.

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 current Building Regulation Standards. Glass which starts at floor level should be replaced as a priority if it is not "Safety Glass".

Single-glazed windows suffer from high heat loss and frequently from condensation on the inside face of the glass. Severe condensation can cause water damage to internal window sills and fittings. You may wish to consider replacing your windows with double-glazed units or installing secondary glazing.



Porch

D

Outside the property



Defective timber to underside of eaves



Vertical cracking where porch adjoins main house

D

Outside the property



Recent repairs around window



Vertical cracking

D

Outside the property



Undulation to roof



Ridge and roof repairs required

D

Outside the property



Defective timber to underside of eaves



Condensation to ceiling in Porch

D

Outside the property



Single brick thick Porch wall with fibre board lining internally

D8 Other joinery and finishes

2

This comprises of timber rafter feet at eaves level supporting the rainwater gutter brackets.

The external decorations are beginning to show signs of breakdown, particularly at the joints of the timber sections. Redecoration is recommended, including thorough preparation, such as the removal of all loose and flaking paint, filling of cracks, and priming bare surfaces. Additionally, any defective joinery should be replaced before applying the undercoat and gloss coats.

The external woodwork will require regular redecoration, typically on a 3-5 year cycle, depending on the quality of paint or stain coatings, exposure factors, and the condition of the surfaces beneath.

Older paint surfaces (usually those applied before 1960) may contain high levels of lead, which can pose a safety hazard when disturbed. When redecorating, follow the recommendations of the Health and Safety Executive (see www.hse.gov.uk).

D

Outside the property



D9 Other

NI

All properties will require a program of planned routine maintenance and repair. Routine repairs will help preserve the life expectancy of the property, its fixtures, and fittings. Therefore, you are advised to introduce a maintenance budget.

E

Inside the property

Inside the property

Limitations on the inspection

NI

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

We were unable to inspect all parts of the internal walls due to the presence of fitted cupboards. We were unable to inspect all parts of the internal walls because of stored items. We were unable to inspect all parts of the internal walls due to restricted access. Tall furniture prevented us from inspecting all parts of the internal walls.

The ceilings were inspected from floor level only and within the accessible roof space, where random sections of the roof insulation were lifted on a sampling basis.

We could not inspect the underside of the staircase as it was fully or partly enclosed.

Stored items restricted our inspection of the roof void.

A partially concealed loft access hatch above a wall unit in the utility room prevented access to the roof void.

Given the property's age, 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.

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 on the condition of the concealed areas detailed above. Therefore, if you wish to proceed without further investigation, you must accept the risk of unseen defects.

E

Inside the property



Stored items



Stored items and fixed furniture

E

Inside the property



Stored items and furniture



Stored items and fixed fittings

E

Inside the property



Stored items and fixed fittings



Stored items and fixed fittings

E

Inside the property



Stored items and fixed fittings



Partially concealed loft access to utility room

Inside the property

E1 Roof structure

3

Access to the roof void is available through a hatch located above the landing.

The roof is formed of a traditional cut timber roof.

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. Any gaps or incomplete party walls will need to be closed up. This work will require the service of a Notice to the adjoining owners under the Party Wall Act.

There is evidence of wood boring beetle infestation in some timbers. Treatment by a Member of the Property Care Association is recommended. This person should be asked to inspect the entire property as a precaution and provide you with a quotation for treatment if it is deemed necessary. It should be noted that the loft has been mostly boarded over so there is likely to be further areas infected that are concealed. A detailed inspection of the loft space is recommended.

The lining on the underside of the roof covering is damaged in places. Water may enter the roof void, and repairs should be undertaken.

The main roof void is not adequately ventilated. Air vents should now be installed to prevent condensation from forming on the timbers; otherwise, long-term damage to the timbers may result. This should be undertaken at the same time as external roofing works.

There are a number of extension leads some of which are connected to each other and pose a fire risk. These should be removed as a matter of urgency.

There are a number of sections of pipework that are unsupported and uninsulated. This should be inspected by a plumber and the necessary remedial works undertaken to prevent the risk of damaged pipework and leaks causing flooding.

The main roof void lacks adequate insulation, which should be upgraded in accordance with current Building Regulation standards. We suggest a suitable thickness of at least 300 mm.

There is evidence of vermin, which can be harmful to health and building services. You should obtain specialist advice, which may be available from the Local Authority or a private contractor.

There is evidence of insects which can be harmful to health and building services. You should obtain specialist advice, which may be available from the Local Authority or a private contractor.

There was damp and rot noted to the shared party chimney stack timbers. A detailed inspection by a roofing contractor should be undertaken to establish the extent of remedial works required, taking into consideration the previous external defects to the roof covering and chimney directly above.

Inside the property



High moisture reading to shared chimney timbers

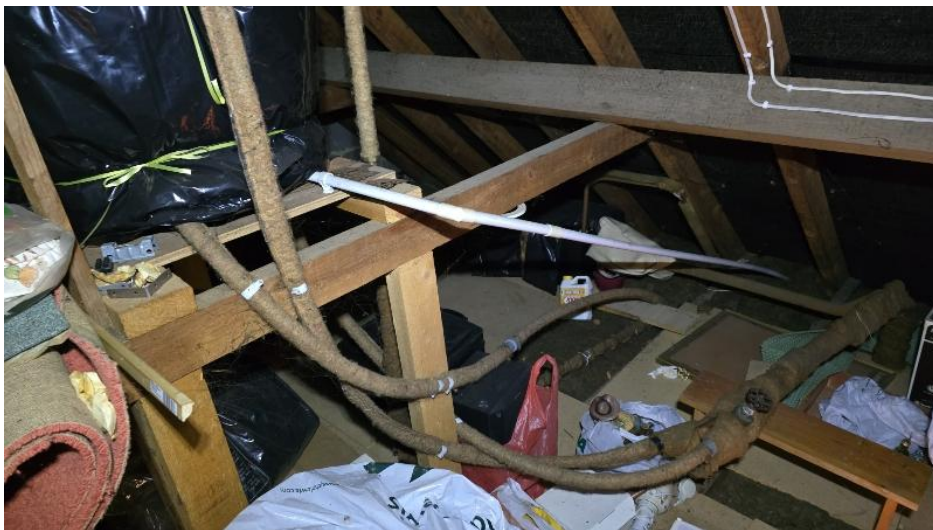


Incomplete party wall and rot to chimney timbers

Inside the property



Incomplete party wall



Unsupported and uninsulated pipework

E

Inside the property



Stored items



Stored items

Inside the property



Daisy chain extension leads



Tear to roofing felt

Inside the property



Daisy chain extension leads



Vermin faeces

E

Inside the property



Vermin faeces and evidence of wood boring insects



Daisy chain extension leads

Inside the property



Tear to roofing felt

E2 Ceilings

2

The ceilings are made of plasterboard.

Minor cracks were noted in the ceiling surfaces. They've been caused by general shrinkage and the normal vibrations which tend to occur in houses. These cracks are not of structural significance but will need to be filled with a flexible filler when redecorating.

Unevenness and cracking were observed, along with other minor faults, which can be repaired when the ceiling/s are redecorated next.

High moisture readings were noted to to the ceiling of the porch and this should be investigated further to establish the whether this is condensation or damp and agree the remedial works.

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

There are a number of presumed redundant warm air vents located at ceiling level. It was common for some ducting/fittings to contain asbestos. This should be checked as part of the Asbestos survey.

A textured coating has been applied to the property's ceilings. It is possible that this material may contain a small quantity of asbestos fibre: the general use of asbestos ceased in the mid-1980s. Given the likely age of the textured finish, it is recommended that it not be worked or sanded in any way that could release fibres.

We have not been able to ascertain the ceiling's composition, but asbestos is suspected to the underside of the stair cupboard. There may also be other areas of asbestos in the property that are concealed and not visible as part of the inspection. We recommend that an Asbestos survey is undertaken and an approved laboratory analyse a sample to determine its precise composition. Note that the store items and fixed furniture and fittings will restrict the asbestos survey. This should be discussed with the Asbestos consultant prior to their inspection to advise on the extent

E

Inside the property

and limitations of the survey

It is imperative that the material is not disturbed or removed, and that specialised asbestos contractors are engaged for any proposed work. Additional guidance can be obtained from the Health and Safety Executive. The presence of asbestos may impact a property's value and diminish its marketability.



Minor cracking ceiling bedroom 2



Cracking to ceiling around roof timbers in Bedroom 1

E

Inside the property



Damp to Porch ceiling



Cracking to ceiling in bathroom

E

Inside the property



Cracking to ceiling in bathroom



Living room textured coatings

E

Inside the property



Old presumed warm air vent ducts located throughout the property.

E3 Walls and partitions

3

Internal walls and partitions are solid masonry, partly timber stud and dry-lined to utility room and porch.

Generally these appear to be serviceable with some obvious defects to localised areas.

Some walls showed minor cracking. This is not considered structurally significant, and can be repaired when the walls are next decorated.

Some serious structural movement has taken place in airing cupboard and bathroom, and this may be ongoing. You should ask a Structural Engineer to examine the defects and report to you on the cause and any remedy.

There is evidence of movement to internal walls, which is considered historic. Such movement often shows in door frames that are not rectangular or have visible cracking.

Door frames have distorted, caused by internal settlement and shrinkage of floor timbers. Such settlement is normal and likely occurred soon after the property was built.

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

Dry lining is a modern method of plastering. Plasterboard sheets are fixed to timber battens or dabs of plaster, which creates a gap between the plasterboard and the walls. Due to this gap, it is

E

Inside the property

challenging to screw directly into the walls, although a range of proprietary fixing products can be found in DIY stores. Heavy items such as bookshelves are not recommended to be fitted directly to the walls. Dry lining is often used in older houses to conceal signs of dampness or uneven brickwork. Areas of timber cladding have been applied to the utility and ground floor WC and fibreboard to the porch.

A textured coating has been applied to the walls. It is possible that this material may contain a small quantity of asbestos fibre; the general use of asbestos ceased in the mid-1980s. Given the likely age of the textured finish, it is recommended that it not be worked or sanded in any way that could release fibres.



Cracking to wall in Bedroom 1

E

Inside the property



Cracking to bathroom party wall



Cracking to external airing cupboard wall

E

Inside the property



Cracking to external airing cupboard wall



Cracking dry lined walls above door

E

Inside the property



Cracking dry lined walls

E4 Floors

3

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

The suspended timber floors were found to have slight spring and unevenness, but no significant deflection or distortion; therefore, no repairs are currently required. There were areas of squeaking noted to some of the bedrooms and these should be inspected by a joiner and necessary repairs undertaken.

Tests were conducted using an electronic moisture meter on the floors (except where impermeable surface finishes, furniture, fitted cupboards, and stored goods prevented access). No signs of damp were noted where areas of floor were accessible and not concealed for testing.

Dampness was found to the Porch floor. While dampness is discussed here only in terms of its effect on this building element, it affects multiple elements, including concealed timbers and adjacent walls. You should obtain a report from a Property Care Association (PCA) member to identify the cause and for the cost of remedying and any associated making good. A transferable insurance-backed guarantee should cover all work. squeaking flooring, which should be rectified.

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

Inside the property



Damp readings to porch floor

E5 Fireplaces, chimney breasts and flues

3

There is a fireplace in the living room. There is a fitted gas fire.

A section of load-bearing chimney stack has been removed from the kitchen. This is believed to have been the chimney for the original kitchen stove. The loads from above should have been supported; however, the construction is now hidden, and the presence of any support is unknown. Further investigation should be conducted to confirm that support has been installed, either through physical examination and/or enquiry with Building Control at the Local Authority.

We are unable to inspect the condition of flues or flue liners and cannot provide further advice. A chimney sweep can undertake a smoke test and confirm that the flue is satisfactory. We advise you to have any gas fires examined and tested by a Registered Gas Safe engineer before use to confirm that there is adequate ventilation to the appliance.

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

Older chimneys and flues can deteriorate, allowing combustion gases to leak into other rooms and spaces, creating a health hazard. In these cases, you will need to protect the inside surfaces of the flue (called 'relining'), which can be costly.

There is a possibility of migration of sulphates and other salts from the flues into the plasterwork. These salts are hygroscopic (i.e. they attract atmospheric moisture), causing dampness. Should this occur in the future, these areas will need to be replastered after the brickwork has been sealed to prevent further salt migration.

Unused flues should be capped externally while maintaining airflow through the flue to prevent condensation and damp staining from soot-infused rainwater soaking through the masonry to the interior.

E

Inside the property



Gas fire to living room, external chimney stack



Shared party chimney part visible in kitchen no supports visible and may/may not be concealed

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

2

The property consists of a kitchen and separate utility area.

We have not removed any kitchen and utility room appliances and cannot verify the connections or hidden plumbing. Leaks may occur between the survey date and your occupancy. If leaks appear upon moving in, do not assume they were visible or existed at the time of the survey. Kitchen and utility units often conceal pipes or dampness. You should plan for increased maintenance with older fittings.

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

The flexible sealants around the kitchen worktop and fittings are in poor condition and should be renewed. The timber quadrant beading is defective around the utility worktop and fittings and is in a poor condition and should be renewed with a flexible sealant.

Condensation control can be significantly improved by installing extractor fans in the kitchen and utility room with ducts arranged to disperse the humid air to an external position. This will help remove water vapour at the source. The extractor fans should be operated whenever these rooms are in use.

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.

A mastic seal should be applied along the rear edges of the kitchen worktops to prevent water penetration behind the units. The carcasses of these units are made of chipboard, which swells and loses strength when it becomes wet. Therefore, it is necessary to protect the chipboard by maintaining seals and laminated coverings in good condition.

All gas appliances, including cooking equipment such as a hob or oven, require adequate ventilation and extraction to help remove potentially harmful combustion gases, which could be detrimental to health. There is an existing extractor hood above the gas cooker. This should be inspected to ensure that it is operating correctly and that it is vented correctly to remove combustion gases.

You should check with the seller that all gas-using equipment, including gas hobs and ovens, has been regularly serviced and that certification from a Gas Safe engineer is available. If no certification is available, prior to purchase, you are advised to instruct a Gas Safe registered engineer to inspect and provide you with a certificate, as well as advice on any required improvements or upgrades.

Inside the property



Confirmation as to whether extractor hood is vented due to gas appliance



General view of kitchen

Inside the property



Sealant and repairs required to kitchen worktop



Damaged quadrant beading to utility worktop

E

Inside the property



General view of utility units



Damaged quadrant beading to utility worktop

Inside the property

E7 Woodwork (for example, staircase joinery)

2

The internal joinery, including skirting boards, doors, architraves, and stairs, are adequately presented and subject to normal wear and tear in well-used areas. Some treads creak when walked upon, and the staircase and balustrade show general wear and tear. No urgent repairs are currently required at this stage; however, the staircase does require routine maintenance.

The glazed doors do not appear to contain safety glass. There is a risk of injury, and it is recommended that you instruct a glazier to inspect and quote for any necessary replacement with safety glass to comply with current glazing safety standards. Some joinery is damaged, including loose floor boards, doors that are badly fitted or warped, damaged glazing, and fittings that are missing or damaged and require repair or replacement. Some of the doors need easing and adjustment.

There is a clash when opening the sliding doors to the dining room and door to the kitchen. This poses a Health and Safety risk and should be inspected and rectified or replaced.

The internal decorations are serviceable, but 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.



No safety marking visible

E

Inside the property



Dining room sliding glazed doors clash with kitchen door. Need to rectify



Doors general ironmongery repairs or replacement throughout

E

Inside the property



Bedroom door not square



Excessive gaps to bedroom door replace

Inside the property

E8 Bathroom fittings

2

The cloakroom comprises WC, handwash basin, which appears to be in a dated condition, and you should consider upgrading. You will have already assessed their adequacy for your use.

The main bathroom comprises handwash basin, WC, bath, which appears to be in a serviceable condition with no immediate defects visible. You will have already assessed their adequacy for your use.

At the time of my inspection, the WCs and taps operated normally, and there was a reasonable flow of hot water through the taps to the sanitary appliances.

The control of condensation can be significantly improved by installing extractor fans in the bathroom and separate WC, with ducts arranged to disperse the humid air to an external position. This will help remove water vapour from the source. The extractor fans should be operated whenever these rooms are in use.

If seals leak around sanitary fittings, they can allow water to penetrate, and they should be periodically replaced.

The sealants to the fittings require replacement. Defects in concealed areas can arise from water penetration, causing rot to cabinets, floors and fittings.

Showers, in general, should be regularly cleaned, including the heads, to prevent the harbouring of bacteria such as Legionella.



Defective sealant to bath

E

Inside the property



Defective sealant to wash hand basin



Ill fitting bath tap

Inside the property



Dated WC suite



Defective sealant to wash hand basin and damage to countertop

Inside the property

E9 Other

3

We recommend installing mains-powered smoke and heat alarms.

We recommend that Carbon Monoxide detectors be fitted where gas appliances are in operation.

Access to the party wall in the roof void was noted to have gaps in the walls. This is a potential risk, and further Investigations are needed.

A third-party accredited fire-stopping contractor should inspect and provide you with a report on findings and recommendation's.

Materials that may contain asbestos were found. As inspected, the material appears to be in a deteriorating condition and could pose a health risk if disturbed.

The material must not be worked on or removed, and specialist asbestos contractors should be used for any proposed work. The Health and Safety Executive provides further advice.

The presence of asbestos can affect a property's value and reduce its marketability. You should consider using a specialist contractor to remove the material.



Presumed asbestos to soffit of understairs cupboard

E

Inside the property



Battery powered smoke alarm ground floor hall



Battery powered smoke alarm 1st floor landing

E

Inside the property



Incomplete fire compartmentation party wall to roof void

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 an electrical installation solely on the basis of a visual inspection. Many factors related to the adequacy of electrical installations can only be identified through a test that covers matters such as resistance, impedance, current, and others.

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.

Electrical Safety First recommends that you get a registered electrician to check the property and its electrical fittings at least every ten years or upon a change of occupancy.

Mains electricity is connected to the meter in the kitchen.

The consumer unit is located in the kitchen.

Our visual inspection revealed no significant faults; however, we recommend that you have a NICEIC-registered contractor inspect the system to ensure your safety.



Consumer unit kitchen cupboard



Consumer unit kitchen cupboard



Electrical switch isolator concealed in utility cupboard



Electrical main fuse and meter utility cupboard



1st floor battery smoke alarm

F

Services



Ground floor battery smoke alarm

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. The cabinet door is broken and should be replaced.

For the safety of your household, 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.



Gas meter with damaged access door

F3 Water

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

A water meter is fitted.

The internal stop valve is located in the kitchen. Separate stop valves are located in the larder.

The internal pipework is made of copper and appears to be in serviceable condition, with no visible leaks. However, concealed areas of pipework runs in floors, walls, and under insulation could not be inspected, and defects could exist in hidden areas.

Plumbing defects exist, including uninsulated and unsupported pipework in the roof void, which should be supported and insulated to prevent risk of flooding.

Water is stored in a plastic tank.

The water storage tank is located in the roof void.

The water tank is insulated with a cover.



Water meter and external stop valve



Kitchen sink isolation valve



Isolation valves also in larder

F4 Heating

3

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

There is a Baxi Solo 3 PFL 50 non condensing boiler in the utility room. This type of boiler supplies hot water to traditional heating radiators, the domestic kitchen and bathroom, and other hot water taps throughout the property. The flue terminal is directly under eaves and gutters. Review of correct location should be considered on replacement of the boiler. The gas safe engineer should inspect the existing external flue and advise on any immediate remedial works.

You should have the entire system checked and tested by a Gas Safe Heating engineer prior to making any financial or legal commitment.



Baxi Solo 3 PFL 50 non condensing boiler



Baxi Solo 3 PFL 50 non condensing boiler



Non condensing boiler flue close to eaves and guttering

F

Services

F5 Water heating

3

Supplementary hot water is heated by an electric immersion heater fitted to the hot water storage cylinder. A NICEIC-registered engineer should test this before its first use.

The system as installed is dated. We recommend that you have a suitably qualified specialist heating engineer provide a report on improvements or replacement, along with an estimate of the cost.



Existing hot water cylinder



Heating and hot water timer

F6 Drainage

3

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

The property is believed to be connected to the main drainage system. Inspection covers were raised wherever possible and found to be free-flowing and clean. It should be noted that detritus and cob webs in the manhole limited the inspection of the condition of the masonry and haunching. This should be cleared and inspected as part of the drainage CCTV survey.

However, an inspection of the chamber(s) reveals only a small proportion of the drainage system. Defects can occur at any time, including blockage, resulting in localised overflowing. Where visible, the pipework appears to be in serviceable condition, although periodic maintenance will be required.

Some defects, including blockages, and general repairs are required.

Some of the soil and vent pipes are concealed within ductwork and could not be examined, but no evidence of leakage was found in the adjacent surfaces, so the system must be excluded from the scope of this report. Hidden defects may require repair.

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

As per Section D3 of this report there is an existing rainwater downpipe connection at ground level that has no downpipe connected to the rear of the ground floor WC. There appears to have been recent alterations where an additional downpipe has been added to the end of the run and discharges directly to the hardstanding and not to the underground drainage system. A CCTV survey of the connection at ground level should be undertaken as part of the main drainage CCTV survey to establish if this run is still live and any repairs required. Alteration of the existing gutter and downpipe should be undertaken and connection made into the underground drainage system.

Gullies to the utility room and kitchen were blocked and will require unblocking and regular

F

Services

cleaning. Inspection chambers should be periodically jet-washed. The drains should be regularly flushed through.



Kitchen gully blocked and overflowing



Manhole appears to be clear although detritus and cobwebs restricted the inspection

F

Services



Utility room gully blocked and overflowing

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

3

The property has a single detached garage.

The garage is built of galvanised metal walls, single glazed windows and metal framed and timber door with an asbestos roof. Asbestos is a potentially hazardous material, and 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.

The garage roof is in very poor condition and requires replacement.

Defects were noted, including damaged asbestos panels, corrosion to metal frame and rotten timber, and you should obtain costs for the necessary replacement.

The garage is in poor condition. It may contain asbestos materials; when considering replacement, you should consult a Licensed Asbestos Contractor for further advice. It is illegal to dump asbestos-containing materials.

There are two parking spaces.



Garage in poor condition

G

Grounds (including shared areas for flats)



Rotten timber doors



Store items and corrosion to steel frame and fixings

G

Grounds (including shared areas for flats)



Corrosion to steel frame



Asbestos roof in poor condition

G

Grounds (including shared areas for flats)



Asbestos roof in poor condition

G2 Permanent outbuildings and other structures

3

The existing timber shed was locked and externally is in a poor condition and should be replaced.

The greenhouse should be inspected for safety glazing marks and checks for condition of fixings and sliding door operations. If there is no safety glazing then this should be replaced as a matter of urgency.

The boundaries are generally in a serviceable condition for their age and type, warranting routine maintenance. There are some localised defects including fences which are damaged and require repair/replacement. Low levels walls require rebuilding, which will restore architectural character.

The party single brick thick wall has signs of structural movement in a number of locations and requires a detailed inspection. This will require removal of areas of vegetation which are currently growing up against the wall. The boundary walls are approximately 1200mm high but only 112 mm thick. Freestanding garden walls of this slenderness should not exceed a height of 900mm, as walls taller than this are at risk of blowing down in strong winds.

It is strongly recommended that the wall be taken down and rebuilt in thicker brickwork, or replaced with a fence, as a matter of urgency. Until this is done, the wall should be screened by suitable temporary hoarding or fencing to provide protection to people. This is believed to be a party fence and your legal advisor should ascertain repairing liability.

We are unable to comment on Japanese Knotweed as the garden is overgrown. Japanese Knotweed is a fast-growing invasive species which can cause damage to services and buildings and can be very difficult to eradicate. The presence of this plant may cause your mortgage lender to impose special conditions and require you to employ a specialist contractor to treat the plant and provide a guarantee for its eradication. Whilst dormant in the winter months, the plant is below ground, but it can grow rapidly in the spring and summer months.

G

Grounds (including shared areas for flats)



Structural movement/impact damage to low level wall off garage



Structural movement/impact damage to low level wall off garage

G

Grounds (including shared areas for flats)



Existing greenhouse inspect for safety glazing markings



Dilapidated shed no access

G

Grounds (including shared areas for flats)



Dilapidated shed no access



Damaged section of fencing to rear of garden

G

Grounds (including shared areas for flats)



Damaged section of fencing to side of garden



Vegetation growth limiting inspection

G

Grounds (including shared areas for flats)



Vegetation growth limiting inspection



Vegetation growth limiting inspection

G

Grounds (including shared areas for flats)



Damaged fence behind vegetation



Cracks to boundary wall full height. Further investigations

G

Grounds (including shared areas for flats)



Cracks to boundary wall full height. Further investigations



Vegetation to be removed to ascertain extent of remedial works to wall

G

Grounds (including shared areas for flats)



Dilapidated section of low level wall/raised bed to be rebuilt

G3 Other

2

The outside areas and gardens appear to need general maintenance.

There are small trees within the proximity of the property. These trees should not be allowed to grow unchecked and should be subjected to a program of regular pruning and lopping by a qualified tree surgeon. Prior to undertaking any tree management, you should check with the Local Authority to see if they are subject to Tree Preservation Orders (TPOs).

There are also a number of shrubs and small bushes planted against the main walls of the house. These should be removed along with the raised beds to prevent any damage to the building.

There is a conifer hedge on the boundary, which you should keep pollarded to a height of under 2.0 metres.

A conifer hedge on the boundary may interfere with your neighbours' legal rights. Sections of the Anti-Social Behaviour Act ensure that a hedge exceeding 2 metres in height does not cause a loss of amenity to a neighbour.

The paths and driveways are a trip hazard; care must be exercised to avoid personal injury. There are also repairs required to the driveway and patio.

G

Grounds (including shared areas for flats)



Driveway repairs required



Driveway repairs required

G

Grounds (including shared areas for flats)



Driveway repairs required



Driveway repairs required

G

Grounds (including shared areas for flats)



Repairs required to patio



Repairs required to patio

G

Grounds (including shared areas for flats)



Vegetation to be removed where growing against walls. Raised beds to be removed



Vegetation to be removed where growing against walls. Raised beds to be removed



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

Structural alterations have been made, including assumed chimney breast removal to the kitchen. This work would have required Local Authority Building Regulation approval, and your Legal Advisor should confirm that all approvals were issued.

The retrofit cavity wall insulation would have required Local Authority Building Regulation approval, and your Legal Advisor should confirm that all approvals were issued.

H2 Guarantees

NI

Your Legal Advisor should confirm if there are any service agreement/s for the gas fire/s, central heating.

Your Legal Advisor should confirm whether there are any guarantees for the cavity insulation and that the guarantee (s) remain valid and can be assigned to you.

H3 Other matters

NI

Your legal advisor should investigate the following matters prior to the exchange of contracts: drainage, ownership of boundaries, maintenance of boundaries, rights of way, trees on neighbouring land, flood risk, Party Walls, shared services, repairing covenants, restrictive covenants, road adopted, Radon.



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. D2 - Roofs - engage a roofing contractor to inspect roofs and carry out repair or reroofing. F6—Drainage—Engage a drainage contractor to carry out a CCTV survey of the underground drainage system and to carry out any necessary remedial works. D4—Main Walls: Engage a structural engineer to inspect the property, advise on the cause of movement, and specify remedial works as necessary. D4—Main Walls—Obtain a timber and damp report covering all external and internal walls and timbers to the property, including any roof voids or subfloor areas.

I2 Risks to the grounds

NI

C14 - Local Environment - Radon - In Radon Gas Risk Area, C - Local Environment - Flood Risk

I3 Risks to people

NI

D5 - Windows - Lack of safety glass markings, D6 - Doors - Lack of safety glass markings, E7 Woodwork - Doors - Lack of safety glass markings, F1 - Electricity - Test electrical installation, F2 - Gas - Test gas supply, F4 - Heating - Test and service the heating system and boiler, F5 - Hot Water - Test and service the hot water supply system.

We found possible asbestos-containing materials (ACMs) in the following locations understairs cupboard, textured coatings to ceilings and garage roof, as previously reported. Although we have specifically mentioned these locations, it is possible that ACMs may also be found in other areas of the building or on the site.

Before purchasing, you should engage a licensed asbestos contractor to inspect the property and provide you with a report and cost estimates. This inspection should cover the interior and exterior of the building, outbuildings, and the site.





Risks

Window bottom of stairs no safety glass marking

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

The property is constructed of cavity masonry and has been retrospectively filled with insulation. This should be verified by further investigation, such as drilling a hole within the face of the brick/mortar joint and inserting a borescope, which will confirm its presence.

I have seen a copy of what I assume to be the most recently produced Energy Performance Certificate (EPC) that is dated 15/01/2026.

An EPC must be issued when a property is marketed, aiming to demonstrate the property's relative energy efficiency and how energy savings and cost reductions can be achieved by installing energy-saving measures. Although I will make some general comments on the energy-related matters, I cannot vouch for the accuracy of the EPC.

J2 Heating

NI

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

There is an electronic time clock connected to the boiler to control the operating times of the heating and hot water systems.

All radiators except for the towel rails within bathrooms are fitted with thermostatic radiator valves. There is also a room thermostat.

J3 Lighting

NI

The use of energy-efficient lighting helps reduce electricity bills and carbon dioxide emissions. The Energy Saving Trust states that lighting accounts for up to 20% of the average domestic energy bill, so energy-efficient lighting can help you save money.

J4 Ventilation

NI

Natural ventilation is provided via openable windows. While these windows are closed, trickle head ventilators are normally installed and are located at the tops of the window frames. Trickle vents were not evident to the windows. Consideration should be had to installing trickle vents allowing background ventilation within rooms.

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

J5 General

NI

J

Energy matters

N/A.

K

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

0964470

Phone number

07940 008889

Company

Home Counties Surveying Limited

Surveyor's address

Kingsfold Lodge,
Marringdean Road,

Qualifications

AssocRICS, MRPSA, MCIQB

Email

info@hcsurveys.co.uk

Website

www.hcsurveys.co.uk

Property address

[REDACTED]

Client's name

[REDACTED]

Date this report was produced

19/02/2026

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

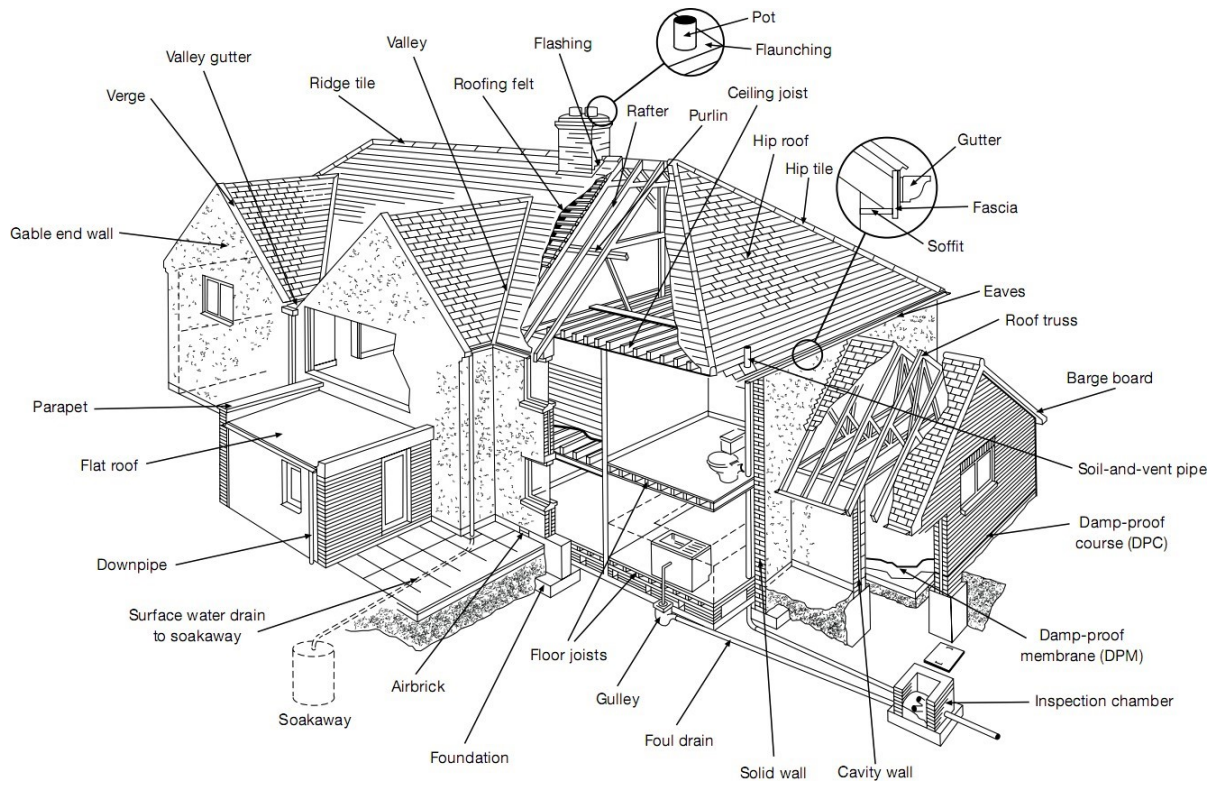
The surveyor will have a complaints handling procedure and will give you a copy if you ask. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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



RICS disclaimer

You should know...

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