



AI-generated illustration - fictional property

LEVEL 2

Sample survey report

Property address

Example property
Address withheld

Client's name

Example client

Consultation Date

Example only

Inspection Date

Example only

Surveyor's RICS number

1272420

2

ANONYMISED EXAMPLE REPORT

A populated example of our Level 2 survey service.

All property images are AI-generated illustrations.

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	RICS disclaimer

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A

About the inspection and report

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

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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

Reminder

This sample illustrates the report format. The scope and exclusions for an actual survey are set out in the agreed terms of engagement.

About the sample images

All property photographs in this example have been replaced with AI-generated illustrations. They demonstrate the types of elements and defects discussed and are not a photographic record of any property. They must not be used to assess dimensions, measurements or the precise condition of a real building.

About the inspection

Surveyor's name

Paul Stratful MRICS

Surveyor's RICS number

1272420

Company name

Stratful Associates Ltd

Date of the inspection

Example only

Report reference number

SAMPLE-L2

Related party disclosure

I have no links with this transaction, and I am unaware of any conflicts defined in the RICS Rules of Conduct.

Full address and postcode of the property

Example property
Address withheld

Weather conditions when the inspection took place

When I inspected the property, the weather was warm and dry following a period of mild weather conditions.

Status of the property when the inspection took place

At the time of inspection, the property was occupied and furnished.

There were floor-to-floor coverings to some areas of the property.

B

Overall opinion

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

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

Important note

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

B

Condition ratings

Overall opinion of the property

This Report should be read as a comment on the overall condition of the property and is not an inventory of every individual defect.

This Report is based on the condition of the property at the time of our inspection. No liability can be accepted for deterioration or changes to the property occurring after the date of our inspection.

You should read this Report as a whole. The main body of the Report identifies matters that may require further investigation, repair or other action. In particular, you should refer to the section entitled 'What to do now'.

You should arrange for any significant repairs, alterations or improvements identified in this Report to be investigated and costed by suitably qualified and reputable contractors before you commit to purchase. This will enable you to establish the likely scope and cost of the works. If you require further clarification regarding any of the matters identified in this Report, you should contact the surveyor before proceeding.

At the time of our inspection of the main property, we did not identify any obvious evidence of ongoing structural movement, dampness and wood-boring insect attack. However, a visual inspection cannot completely rule out these or other defects, particularly where areas are concealed, inaccessible or otherwise not exposed for inspection.

Generally, the property requires minor work to the external fabric to help maintain its weather-tightness. All properties require ongoing maintenance, and you should budget accordingly. Further information is provided elsewhere in this Report.

Internally, the property was in fair condition. Where appropriate, internal finishes may require renewal or replacement to meet your requirements.

The visible elements of the property services appeared to be in fair condition at the time of our inspection. The services were not tested as part of our inspection unless specifically stated elsewhere in this Report. You should ask your legal advisers to obtain copies of any available recent inspection, testing or servicing certificates. Where appropriate certification is unavailable, you should arrange for the relevant services to be inspected and tested by suitably qualified specialists before exchange of contracts.

You should obtain quotations from suitably qualified and reputable contractors for any significant works identified in this Report before committing to purchase.

The decision to proceed with the purchase is a matter for you and your legal advisers, taking into account the findings, recommendations and likely costs identified in this Report.

Pre-Survey Questions

We received several pre-survey questions relating to the boiler, garage door and bathroom towel rail. These have been answered within the body of the report. Please do let us know if any of these points require further clarification.

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.



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
E5	Fireplaces, chimney breast and flues
E7	Woodwork (for example, staircase and joinery)
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating



Elements that require attention but are not serious or urgent

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

Element no.	Element name
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D7	Conservatory and porches
D8	Other joinery and finishes
E1	Roof structure
E4	Floors

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Element no.	Element name
E8	Bathroom fittings
F3	Water
F6	Drainage
G1	Garage
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
D6	Outside doors (including patio doors)
E2	Ceilings
E3	Walls and partitions
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E9	Other



Elements not inspected

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

Element no.	Element name
D1	Chimney stacks
D9	Other
F7	Common services
G2	Permanent outbuildings and other structures

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property is a two-bedroom semi-detached house set over two storeys.

The front of the property faces west.

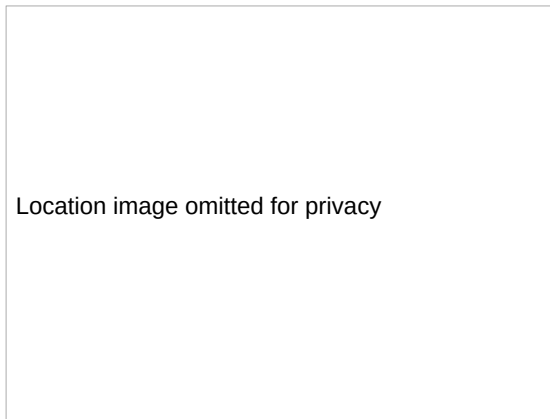


Photo - 2 Compass bearing

Approximate year the property was built

Based on my knowledge of the area and housing styles, I think the property was built between 1980 and 1985.

Approximate year the property was extended

The property has not been extended.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

Not applicable.

Construction

The property is built using traditional materials and techniques.

The main roof is constructed with a pitched design and is covered with profiled interlocking concrete tiles.

In addition, the outside walls are built of traditional cavity masonry.

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The ground floor is built on a ground-bearing concrete slab. The upper floors are built of suspended timber floors.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	1				1			
First		2	1					

C

Energy efficiency

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

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

Energy efficiency rating

C

Issues relating to the energy efficiency rating

We did not identify any significant discrepancies or issues relating to the current EPC rating based on our inspection.

Mains services

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

☒ Gas ☒ Electric ☒ Water ☒ Drainage

Central heating

☒ Gas ☐ Electric ☐ Solid fuel ☐ Oil ☐ None

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

According to our desktop search undertaken via the OFCOM website, the property has access to ultrafast broadband.

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. Further information in relation to broadband services available in this area can be found on the OFCOM website below. We recommend you check this information before exchanging contracts.
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

At the time of inspection, a good mobile and mobile data signal was noted inside and outside the property (Sky Mobile).

Actual service availability at a property may be different. Further information in relation to mobile and mobile data signal services available in this area can be found on the OFCOM website below. We recommend you check this information before exchanging contracts.
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Other energy matters

The property's energy performance could be improved from C71 to C78 if all the recommended works within the EPC are carried out.

Location and facilities

Grounds

The property is set within a corner plot. The property is generally set on a relatively flat site.

There is a lawn garden to the front of the property.

There is a paved patio and lawn garden to the rear.

The property's boundaries are formed by timber fence panels.

There is a separate single garage located to the rear of the property.



AI illustration

Photo - 3 Front garden



AI illustration

Photo - 4 Rear garden

Location

The property is in a well-established residential area surrounded by similar properties.

Facilities

The local facilities include shops and other retail outlets within easy reach of the subject property. In addition, there are reasonable public transport links to the main surrounding towns and villages. Also, there are schools and doctors' surgery within easy reach of the subject property.

Local environment

The property is in an area with clay sub-soils that could affect the stability of foundations (see section I Risks).

According to our enquiries with the Environment Agency, the property is in an area at low risk of surface water flooding. Low risk means that each year this area has a chance of flooding of less than 1.1%. However, flooding from surface water is difficult to predict, as rainfall location and volume are difficult to forecast

According to our enquiries with DEFRA, the property does not currently lie in a Smoke Control Area.

According to our enquiries via the DEFRA website, the property is not built on a site previously used for landfill.

According to our enquiries, the property is not in an area with potentially high levels of radon gas that could affect health.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

Following our engagement terms, all parts of the property's external areas have been inspected where access could be safely and readily achieved using a 3.0m retractable ladder.

The report has been prepared to have due regard to the age and nature of the building. The report reflects the condition of the various parts of the property at the time of my inspection. It is possible that defects could arise between the survey date and the date upon which you occupy. It must be accepted that the report can only comment on what is visible and reasonably accessible to me during the inspection.

I have not exposed the foundations of the property. Without exposing all the foundations of the property, you must accept the risk of unseen defects; however, I have not noted any aboveground defects related to defective foundations or signs of defective foundations unless noted within this report.

I have not conducted any geological survey or invasive site investigation and cannot confirm the soil's nature or characteristics concerning fill or possible contamination. However, normal legal searches should confirm the site's past use, and if instructed, I will advise further.

An exterior inspection was made from ground level with the aid of binoculars, a spirit level and a surveyor's standard ladder. The inspection was also facilitated from readily accessible windows. For our level 3 surveys, we also use a drone to access high-level areas, subject to there being no local airspace restrictions.

No beams, lintels or other supporting components were exposed to allow examination. Therefore, I am unable to comment fully upon the condition of these concealed areas. Therefore, you must accept the risk of unseen defects should you wish to proceed without further investigation.

You will appreciate that I could not inspect parts of the covered, inaccessible or not exposed structure or services. Therefore, I cannot report that they are free from any defect which may subsequently become apparent.



D1 Chimney stacks

There are no chimney stacks on the property.

NI

D2 Roof Coverings

The main roof over the property is constructed with a pitched design. It is covered with interlocking profiled concrete tiles with clay ridge tiles.

2

The tiles at the roof apex, known as ridge tiles, are starting to become weathered, and the mortar bedding and pointing are starting to erode. Where the bedding and pointing are defective, we recommend that you budget for the affected ridge tiles to be carefully lifted, the defective mortar removed and the tiles re-bedded and/or re-pointed using a suitable weather-resistant mortar system, in accordance with current good practice and, where applicable, the manufacturer's requirements.

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The works should be undertaken as necessary to maintain the weather resistance of the roof and reduce the risk of water penetration and further deterioration.

The tiles along the roof edges, technically known as the verges, are secured with mortar pointing. The mortar is starting to become weathered. Where the mortar is defective, we recommend that you budget for the affected verge pointing to be carefully removed and renewed using a suitable weather-resistant mortar system.

The works should be undertaken as necessary to maintain the weather resistance of the roof edges and reduce the risk of water penetration into the roof structure and associated deterioration.

The roof covering is showing general age-related deterioration, including weathering and discolouration. Although the covering remains generally serviceable at present, further deterioration should be expected with age. The roof should be monitored and maintained regularly, with repairs undertaken as necessary.

Condition rating 2

The roof over the main entrance is constructed to a mono-pitched design and is covered with tiles similar to those on the main roof. At the junction between this section of roof and the main wall of the property, lead flashings are provided to form a weatherproof junction between the roof covering and the wall construction.

The tiles along the roof edges, technically known as the verges, are secured with mortar pointing. The mortar is starting to become weathered. Where the mortar is defective, we recommend that you budget for the affected verge pointing to be carefully removed and renewed using a suitable weather-resistant mortar system.

The works should be undertaken as necessary to maintain the weather resistance of the roof edges and reduce the risk of water penetration into the roof structure and associated deterioration.

The flashings between the roof covering and adjacent wall appeared to be in weathered condition. The flashings should be overhauled within 12 months, as appropriate to their condition.

The flashings should be inspected periodically and maintained as necessary to ensure that they remain securely fixed and weather-tight. Defective flashings can allow water penetration at the roof-to-wall junction, potentially resulting in dampness and associated deterioration if left unattended.

Condition rating 2

Advisory

The main and main entrance roof undercloak may contain asbestos-containing material (ACM). The material should not be disturbed, cut, drilled, sanded or otherwise damaged until its composition has been confirmed. Where works are proposed that may affect the material, appropriate asbestos testing and/or an asbestos survey should be undertaken by a suitably qualified asbestos professional.



Photo - 5 Front roof slope



Photo - 6 Front left verge



Photo - 7 Rear right verge



Photo - 8 Main entrance roof



Photo - 9 Left verge



Photo - 10 Undercloak - potential asbestos containing material



Photo - 11 Rear roof slope

D3 Rainwater pipes and gutters

The rainwater pipes and gutters are made of UPVC. The fall pipes discharge the surface water directly into the below-ground drainage system.

2

There is some evidence of leaks noted at the intermediate joints of both the pipes and gutters; as such, I would recommend that you budget for clearing out the gutters and resealing the intermediate joints of both the pipes and gutters, realign where necessary to ensure watertightness and to ensure rainwater flows properly to the downpipes.

Condition rating 2

Advisory

Contrary to popular belief, plastic rainwater goods are not trouble-free and need regular maintenance. Plastic guttering joints can fail as the guttering expands in hot weather, and heat can also cause gutters to twist and distort. Ongoing maintenance is recommended.

You should be aware that Upvc gutters generally have a design lifespan of 20-30 years (with regular maintenance). You should therefore expect to replace them within this timeframe.

You should also be aware that it is good practice to ensure that the gutters are cleared out on an annual basis, to ensure that the surface water is discharged efficiently from the property and does not back up within the guttering, which can cause water ingress issues to occur around the roofline.

In addition, leaking gutters and downpipes can cause significant damage to buildings if left for any period. You should ensure that the rainwater goods are maintained as identified above.

The rainwater gutters and downpipes are shared with the adjoining property. Your legal adviser should confirm your rights and obligations in relation to their ownership, maintenance, repair and replacement, together with any rights of access required to undertake future works.



Photo - 12 Front gutter



Photo - 13 Front right downpipe - shared



Photo - 14 Main entrance roof gutter



Photo - 15 Front downpipe - shared



Photo - 16 Open joint



Photo - 17 Rear gutter

D4 Main walls

The main walls of the property are constructed of traditional masonry with clay-facing brickwork laid in stretcher bond with natural coloured mortar.

2

Given the age of the property and the bonding of the masonry, it is likely that the walls are of cavity construction, meaning an air gap between the inner and outer leaves of masonry. This air gap, called a cavity, is designed to help prevent moisture transfer from the external environment from passing through the wall and presenting as damp patches on the inner surfaces. In more modern properties, the cavity is also likely to contain some degree of thermal insulation.

Minor fractures were noted on the wall surfaces at all elevations. The fractures were approximately 1 mm in width at the time of our inspection.

The pattern and extent of the fractures do not appear to indicate significant structural movement. Minor cracking of this nature can arise from a variety of causes, including minor settlement, thermal movement, shrinkage of masonry or render, and localised movement between different building elements. Based on the evidence available at the time of our inspection, we consider the fractures to be of a relatively minor nature. However, the precise cause and whether any movement is progressive cannot be confirmed with certainty from a single visual inspection.

We recommend that the fractures are monitored as part of routine maintenance and appropriately made good where necessary. The affected areas should be monitored for any significant widening, recurrence or associated distortion. If the cracking becomes more pronounced or progressive, further investigation by a suitably qualified building professional or structural engineer may be appropriate.

Throughout the property, the accessible wall surfaces were checked using a 1m spirit level and were found to be generally level and even. No significant cracking, outward bulging, lateral rotation or other obvious signs of significant movement were identified at the time of our inspection.

Based on the visual evidence available, there were no obvious indications of significant structural movement affecting the accessible wall surfaces. However, a visual inspection and spirit-level check cannot confirm the condition or stability of concealed structural elements, foundations or other inaccessible parts of the construction.

Lintels or other forms of structural support above the door and window openings were not directly visible during our inspection. Given the age and construction of the property, the openings may incorporate a variety of support arrangements, including concealed lintels or masonry arches. The size, type and condition of any concealed structural supports could not be confirmed by visual inspection.

No significant cracking, distortion or other obvious signs of distress were identified around the accessible openings at the time of our inspection. Where alterations to the openings are proposed, or if cracking or distortion subsequently develops, the structural support should be investigated by a suitably qualified professional.

Damp-Proof Course

A damp-proof course (DPC) is a horizontal barrier incorporated into a wall to restrict the upward movement of moisture from the ground into the building fabric. DPCs have been constructed using a variety of materials over time, including bituminous materials, slate, engineering bricks and modern polymer-based products.

Older buildings may have been constructed without a conventional DPC, or the original DPC may have deteriorated or been bridged by subsequent alterations. However, the absence or failure of a DPC does not, in itself, confirm the presence of rising dampness. Moisture affecting the lower parts of walls can arise from a number of sources, including defective rainwater goods, high external ground levels, leaking drainage, plumbing defects, condensation and penetrating dampness.

Where rising dampness is present, prolonged moisture exposure can contribute to deterioration of plaster and decorations and may affect skirting boards, flooring and other vulnerable timber components. The source and extent of any dampness should be established before remedial works are specified.

There is evidence of a moisture barrier within the wall construction, in the form of a damp-proof course (DPC), designed to restrict the upward movement of moisture through the wall and reduce the risk of low-level dampness, often referred to as rising dampness. The DPC appears to comprise a PVC layer incorporated within the brickwork at low level. The continuity and adequacy of the DPC could not be fully established during our visual inspection.

Where a DPC is defective, bridged or otherwise ineffective, low-level dampness may become apparent internally within the walls. Further advice concerning low-level internal dampness is provided within Section E3 of this Report.

External ground levels, paths and other surfaces adjoining the external walls should be maintained sufficiently below the DPC to reduce the risk of bridging. A vertical separation of approximately 150mm, where practicable and appropriate to the construction, is commonly adopted. Where external levels are too high, moisture may bypass the DPC and contribute to internal dampness and associated deterioration. Any areas where the DPC appears to be bridged should be reviewed and remedied as appropriate.

The external ground level is relatively high in relation to the damp-proof course (DPC) at the left-hand elevation. This reduces the separation between the ground level and DPC and may result in the DPC being bridged, increasing the risk of moisture penetrating into the lower part of the wall.

Where practicable, a vertical separation of approximately 150mm should generally be maintained between the DPC and adjoining external ground levels. We recommend that you budget for reducing the external ground level to provide an appropriate separation from the DPC and help maintain its effectiveness. The revised ground level should also provide suitable falls and drainage away from the building.

The external ground level is relatively high in relation to the damp-proof course on the front and rear elevation. A suitable gravel margin is provided adjacent to the building, which provides some separation between the external ground and the wall and assists with surface-water drainage.

The existing arrangement appears to reduce the risk of direct contact between the external ground and the wall; however, the relatively high ground level should be monitored, and the gravel margin kept clear to maintain effective drainage and prevent the accumulation of soil, vegetation or other debris against the building. No significant evidence of dampness attributable to the external ground level was identified at the time of our inspection.



Photo - 18 Front elevation



Photo - 19 Left elevation



Photo - 20 Rear elevation

Photo - 21 Damp proof course



Photo - 22 Left elevation - high ground level

D5 Windows

The windows throughout the property consist of double-glazed casement windows set in UPVC frames.

2

The replacement windows are not fitted with trickle vents. Trickle vents provide controllable background ventilation while the windows are closed and can assist in maintaining adequate airflow and reducing the risk of condensation associated with insufficient ventilation.

The absence of trickle vents does not necessarily mean that ventilation is inadequate, as other forms of background or mechanical ventilation may be provided. However, where adequate alternative ventilation is not available, insufficient ventilation may contribute to increased internal humidity, condensation and mould growth.

We recommend that the adequacy of the property's ventilation arrangements is reviewed, particularly in rooms where condensation or mould is evident. Where necessary, additional background ventilation or other suitable measures should be provided by a suitably qualified contractor.

Some of the windows were noted to be difficult and/or stiff to open. In addition, some of the window handles were loose. We recommend that you budget for the affected windows to be eased and adjusted, with the handles securely refixed or adjusted as necessary, following occupation of the property. The windows should be checked to ensure that they open, close and latch correctly following the works.

Sealed double-glazed units have a finite serviceable life, and the seals can deteriorate over time. Failure of the perimeter seal can allow moisture to enter the cavity between the panes, resulting in condensation or misting between the glass.

The age and remaining serviceable life of the individual sealed units cannot normally be established from a visual inspection. You should therefore allow for the possibility that individual sealed units may require replacement as part of the property's ongoing maintenance, particularly where misting, condensation between the panes or other deterioration becomes apparent.

Condition rating 2

Advisory

Replacement windows installed after 1 April 2002 may have been subject to Building Regulations requirements, depending upon the date, nature and scope of the installation. Where applicable, compliance may have been self-certified through a competent person scheme such as FENSA, or demonstrated by an appropriate Building Regulations completion certificate.

Your legal adviser should make enquiries with the vendor to establish when the replacement windows were installed and request any available FENSA certificate, Building Regulations completion certificate or other appropriate evidence of compliance. Where such documentation is unavailable, your legal adviser should obtain appropriate advice regarding the implications and whether any further action is required.

Your legal adviser should make enquiries with the vendor to establish whether the windows are covered by any warranty or guarantee and, where applicable, confirm the scope, remaining validity and transferability of any such documentation. Your legal adviser should advise you of any relevant implications.



Photo - 23 Front windows



Photo - 24 Left-hand window



AI illustration

Photo - 25 Rear windows

D6 Outside doors (including patio doors)

The main entrance door is located at the front elevation. It comprises a uPVC double-glazed panel door set within a uPVC combination frame. The door is fitted with a multi-point locking mechanism.

1

The locking arrangement provides a good level of security for the entrance door. The suitability of the existing locking arrangement for insurance purposes cannot be confirmed as requirements vary between insurers and individual policies. You should therefore confirm the requirements of your intended insurer and upgrade the locking arrangement where necessary.

The door was in satisfactory condition at the time of our inspection. It should be maintained in accordance with the manufacturer's recommendations, with the frame, hinges, seals, locking mechanism and other moving components checked and maintained as necessary to ensure continued satisfactory operation and security.

Condition rating 1

A further external door at the rear elevation comprises a uPVC double-glazed panel door set within a uPVC frame. The door is fitted with a multi-point locking mechanism.

The locking arrangement provides a good level of security for the door. The suitability of the existing locking arrangement for insurance purposes cannot be confirmed, as requirements vary between insurers and individual policies. You should therefore confirm the requirements of your intended insurer and upgrade the locking arrangement where necessary.

A pet flap is installed within the lower portion of the door. Depending upon your requirements, you may wish to budget for its removal and the replacement of the affected door panel, where practicable. Any replacement panel should be appropriately specified for the existing door and installed by a suitably experienced contractor.

The door was in satisfactory condition at the time of our inspection. It should be maintained in accordance with the manufacturer's recommendations, with the frame, hinges, seals, locking mechanism and other moving components checked and maintained as necessary to ensure continued satisfactory operation and security.

Condition rating 1



Photo - 26 Front door



Photo - 27 Rear door

D7 Conservatory and porches

There is a porch to the front of the property. The porch appears to be original to the property and comprises a mono-pitched roof covered with concrete tiles. The porch has masonry walls and a concrete floor.

2

The individual elements of the porch are described under the relevant sections of this Report. Overall, the porch was considered to be in fair condition at the time of our inspection.

Condition rating 2

Advisory

Porches are generally constructed to a lower standard of thermal and weather resistance than the main dwelling. They may therefore be more susceptible to temperature fluctuations, condensation, moisture penetration and heat loss, particularly where the structure has limited insulation or ventilation. Their long-term durability will depend upon the quality of construction, materials, detailing, exposure and ongoing maintenance, and you should allow for a relatively higher level of routine maintenance compared with the main dwelling.

The foundations to these structures may be shallower and of different construction to those serving the main building. This can increase the potential for differential movement between the porch and the main dwelling, with associated cracking or distortion. The junction between the two structures should therefore be monitored and maintained.

Glazing, ventilation, thermal insulation and other elements should nevertheless be appropriately specified for the intended use of the structure and in accordance with applicable requirements. Where the porch is intended to be used as accommodation on a regular basis, its construction and environmental performance should be considered accordingly.

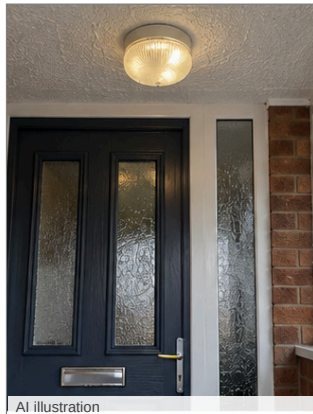


Photo - 28 Internal view



Photo - 29 Porch

D8 Other joinery and finishes

The external joinery includes fascia, soffit and barge boards, and these are made of timber. The surfaces are decorated with paint.

2

The soffits are fitted with ventilation grilles which provide background ventilation to the roof space. Adequate roof-space ventilation can assist in reducing the risk of condensation and associated moisture-related deterioration within the roof construction.

The ventilation grilles should be kept clear of leaves, dirt, paint and other obstructions and should be inspected periodically to ensure that they remain effective.

The roofline timbers are poorly decorated, with early stages of timber decay evident, particularly at the exposed edges. We recommend that you budget for the affected roofline timbers to be thoroughly prepared for redecoration, with decayed sections repaired or replaced as necessary. Following preparation and repair, the timber should be treated with a suitable preservative where appropriate and redecorated using a suitable primer, one coat of external-grade undercoat and two coats of external-grade topcoat, in accordance with the paint manufacturer's recommendations.

In the longer term, you may wish to consider replacing the existing timber roofline components with a modern uPVC system. uPVC roofline products generally require less routine maintenance than painted timber and can provide good durability when appropriately specified and installed. The suitability and appearance of replacement uPVC should be considered in relation to the character of the property.



AI illustration

Photo - 30 Front joinery



AI illustration

Photo - 31 Main entrance roof joinery



AI illustration

Photo - 32 Rear joinery

D9 Other

None on this property.

NI

E

Inside the property

E

Inside the property

Limitations on the inspection

Following our engagement terms, all parts of the property's internal areas have been inspected, where access could be safely and readily achieved using a 3.0m retractable ladder.

The property was carpeted and furnished at the time of our inspection. Fitted floor coverings had been laid throughout most of the property and fastened down in most areas. This placed some restrictions on our inspection.

We have not checked for asbestos; however, we will comment if any suspected asbestos-containing materials are identified during the inspection. Surveyors do not carry out any testing of possible asbestos-containing materials; an asbestos specialist must do this.

Damp meter readings have been taken where possible without being restricted by built-in fittings or wall linings such as tiling or wallpaper if present.

Comment cannot be made on areas that are covered and concealed or not otherwise readily available. However, there may be detectable signs of concealed defects, in which case recommendations are made. If greater assurance is required on the matter, it would be necessary to carry out exposure works which are beyond the scope of this report.

Unless these are carried out before legal commitment to purchase, there is a risk that additional defects and, consequently, repair work will be discovered later.

Throughout the property, the ceilings, walls and floors have been tested with an electronic damp meter where not restricted by fixtures, fittings and furniture.

When testing for dampness, the instrument measures moisture beneath the surface without drilling holes to a nominal depth of around 20mm. We are unable to test for moisture where textured finishes or potential asbestos-containing materials are present (such as artex).

Damp testing is undertaken using a Protimeter moisture meter, initially in a non-invasive search mode. Search mode allows us to efficiently search large areas for hidden signs of dampness.

Where elevated or high readings are identified in search mode, further investigations are undertaken using the moisture meter in pin mode, which allows us to accurately establish the presence of potential high moisture areas. High readings in search mode do not necessarily indicate dampness, as such readings can be caused by salts in plasterwork, chemicals in timbers, foil-backed plasterboard and certain paints, tiles and wallpapers.

Where high or elevated moisture readings are detected (including tiles), we will provide you with the most likely cause of the dampness. If there are no obvious causes, then further intrusive investigations will be recommended.

All readings are electronically transferred from the moisture meter to specific software with date and time stamping, saved to the individual job file and can be provided on request. General images of damp readings (but not all testing) are included within the report where the surveyor feels this would be useful.

However, where no obvious signs of dampness are present (such as peeling paint or damaged joinery) to categorically rule out any presence of dampness within the walls, it is necessary to undertake more

intrusive tests that will involve drilling into the walls to collect a sample used to undertake a calcium carbide test.

A calcium carbide meter is a sealed vessel used to mix measured samples of masonry with calcium carbide. Calcium carbide will react with any moisture present within the material and produce acetylene gas. The proportion of gas released is directly proportional to the amount of moisture present in the material; therefore, by measuring the amount of gas, it is possible to derive the total moisture content of the material tested. Drilling into the walls to take masonry samples is beyond this survey's scope and is unlikely to be permitted by the vendor.



E1 Roof structure

A loft hatch is located on the first-floor landing. A loft ladder is currently installed. In addition, there was a plug-in light fitting within the loft space. The loft is partly boarded for storage purposes.

2

Due to the presence of a double layer of insulation and the presence of the vendor's belongings in the loft, I was only able to undertake a limited inspection of the accessible areas. As such, I have drawn what conclusions I can on this somewhat limited inspection.

The roof structure is built of modern lightweight timber trussed rafters that incorporate appropriate wind bracing.

There is a secondary waterproofing measure between the roof structure's timbers and the tiles on the outer surface, consisting of a felt layer. This helps to provide an additional layer of protection against water ingress, particularly during periods of heavy driven rain.

The accessible areas of the roof space were tested using an electronic moisture meter. The readings were found to be within the expected range at the time of our inspection. This indicated no significant evidence of excessive moisture within the areas tested.

Moisture-meter readings are indicative rather than definitive measurements of moisture content and should be interpreted in conjunction with the visual evidence and other findings from our inspection. Concealed or inaccessible areas could not be tested, and concealed dampness or moisture cannot therefore be completely ruled out.

There is some provision for ventilation within the roof space, comprising soffit vents. The adequacy and continuity of the ventilation provision could not be confirmed by visual inspection alone.

No obvious evidence of condensation-related deterioration or other defects affecting the accessible roof structure was identified at the time of our inspection that could reasonably be attributed to inadequate ventilation. The roof space should nevertheless be monitored for signs of condensation, moisture accumulation or deterioration, particularly during colder periods.

The existing ventilation provision should be maintained and kept clear of obstruction. Where future roof renewal or alteration works are undertaken, the ventilation arrangements should be reviewed to ensure that they remain appropriate for the roof construction and applicable requirements.

No obvious evidence of live or previous rodent, insect or bird activity was identified within the accessible areas of the loft space at the time of our inspection. However, a visual inspection cannot completely rule out concealed, intermittent or future activity, particularly within inaccessible areas.

The loft space should be monitored as part of the property's ongoing maintenance. If evidence of pest or bird activity is subsequently identified, the affected areas should be inspected by an appropriately qualified pest-control or other relevant specialist and any necessary remedial measures undertaken.

The thermal insulation within the roof void is reasonably good, with over 250mm of mineral wool insulation visible. This provides a reasonable level of thermal insulation, although the effectiveness will depend upon the continuity, condition and installation of the insulation.

The current recommended standards for roof insulation are generally higher than those found in many older properties. Where future improvement works are undertaken, you may wish to consider upgrading the insulation to current standards, subject to adequate ventilation being maintained within the roof construction.

Advisory

A double layer of insulation has been installed within the loft space. The additional insulation may conceal the underlying ceiling joists and other parts of the roof structure, and the depth of insulation can make safe access more difficult.

The loft space should not be entered without suitable precautions. Where access is necessary, a suitable crawl board or other appropriate temporary access arrangement should be used to distribute loading and reduce the risk of stepping between or damaging the ceiling joists. Care should also be taken to avoid disturbing the insulation and any electrical installations or other concealed services within the loft space.

Should you intend to use the loft space for storage, any additional loft boarding should be installed on a suitable raised support system to avoid compressing the insulation. The boarding should provide adequate clearance above the insulation to maintain its intended thickness and thermal performance. Care should also be taken not to obstruct any required roof-space ventilation or cover electrical installations and other services that require access.

The secondary weathering membrane is suspected of containing asbestos. The presence or absence of asbestos cannot be confirmed by visual inspection alone.

As a precaution, the material should not be cut, drilled, sanded, broken, removed or otherwise disturbed until its composition has been confirmed. Where repair, alteration or removal works are proposed that may disturb the material, appropriate sampling and testing should be undertaken by a suitably qualified asbestos professional. Any works involving confirmed asbestos-containing material should then be carried out in accordance with the specialist's recommendations and applicable safety requirements.



AI illustration

Photo - 33 General view



AI illustration

Photo - 34 General view



AI illustration

Photo - 35 Front roof slope - low moisture reading



AI illustration

Photo - 36 Rear roof slope - low moisture reading



AI illustration

Photo - 37 Insulation



AI illustration

Photo - 38 Limited access

E2 Ceilings

The ceilings throughout the property are formed from plasterboard with a smooth plaster skim finish and are decorated throughout with a combination of paint and a textured coating.

1

Plasterboard ceilings can provide a long serviceable life when kept dry and appropriately maintained. Their condition can be adversely affected by prolonged exposure to moisture, including condensation, leaks and high internal humidity, which may result in staining, deterioration of the plaster skim, loss of adhesion or localised failure of the board.

The ceilings should therefore be monitored for signs of cracking, staining, dampness, sagging or other deterioration. Any underlying source of moisture should be identified and addressed before affected areas are repaired and redecorated.

Overall, the plasterboard ceilings within the property were considered to be in satisfactory condition at the time of our inspection, with no significant defects identified.

Plasterboard ceilings can deteriorate over time, particularly where they are affected by moisture, movement, inadequate fixing or deterioration of the plaster skim and jointing. Localised cracking, loss of adhesion, staining or sagging may develop and can require repair as part of the property's ongoing maintenance.

Although no significant defects were identified at the time of our inspection, you should allow for routine repair and redecoration of the ceilings as necessary, particularly where defects become apparent during future redecoration works. The ceilings should be monitored for any cracking, staining, sagging or other signs of deterioration.

The accessible ceiling surfaces were tested using an electronic moisture meter, where this was practicable and where no textured or otherwise unsuitable finish was present. The readings were found to be within the expected range for the materials tested at the time of our inspection. This indicated no significant evidence of elevated moisture within the areas tested.

Moisture-meter readings are indicative rather than definitive and can be affected by the composition and condition of the materials, surface finishes and the presence of salts or other conductive materials. The readings should therefore be interpreted in conjunction with the visual evidence and other findings from our inspection.

Concealed or inaccessible areas could not be tested, and the absence of elevated readings does not completely rule out concealed dampness or previous water penetration.

Condition rating 1

Advisory

A textured decorative coating is present on the ceilings in the front bedroom cupboards and porch. Some older textured decorative coatings may contain asbestos-containing material (ACM). The presence or absence of asbestos cannot be confirmed by visual inspection alone.

As a precaution, the textured coating should not be sanded, scraped, drilled, cut, removed or otherwise disturbed until its composition has been confirmed. Where future repair, alteration or removal works may disturb the coating, appropriate sampling and testing should be undertaken by a suitably qualified asbestos professional. Any works involving confirmed asbestos-containing material should then be carried out in accordance with the specialist's recommendations and applicable safety requirements.



Photo - 39 Typical ceiling

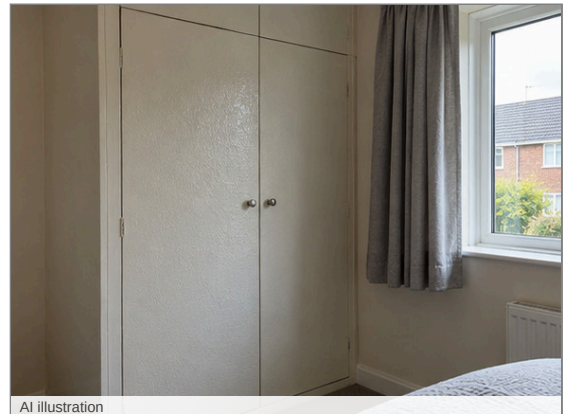


Photo - 40 Front bedroom cupboard - textured finish



Photo - 41 Front bedroom cupboard 2



Photo - 42 Porch - textured finish

E3 Walls and partitions

The internal walls throughout the property are constructed of timber stud and plasterboard partition, finished with a smooth plaster skim, which has been decorated with emulsion paint, paper and tiling.

1

Some evidence of minor movement was identified on the internal wall surfaces, manifested as small, localised fractures. Minor cracking of this type is relatively common and can result from normal shrinkage, drying, thermal movement, minor settlement or historic movement. Based on the limited extent and appearance of the fractures, they are not considered to be indicative of significant structural movement at the time of our inspection.

The affected areas should be monitored for any increase in width, extent or recurrence. The fractures can be filled using a suitable flexible internal-grade filler, appropriately prepared and redecorated. If the cracking becomes wider, more extensive or is accompanied by distortion, displacement or other signs of movement, further investigation should be undertaken to establish the cause and determine whether remedial works are required.

Throughout the property, accessible wall surfaces were tested using an electronic moisture meter. The readings were found to be within the expected range for the materials tested at the time of our inspection. This indicated no significant evidence of elevated moisture within the areas tested.

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Moisture-meter readings are indicative rather than definitive and can be affected by the composition and condition of the wall materials, surface finishes and the presence of salts or other conductive materials. The readings should therefore be interpreted in conjunction with the visual evidence and other findings from our inspection.

Where walls were concealed by the vendor's furniture, they could not be inspected or moisture tested. Dampness within these concealed areas cannot therefore be ruled out based on our inspection.



AI illustration

Photo - 43 Front bedroom cupboard - minor fracture noted

E4 Floors

The floors consist of a ground-bearing concrete slab on the ground floor and a suspended timber deck on the upper floors.

2

The ground-bearing concrete slab was generally firm and level underfoot at the time of our inspection. No significant areas of movement, deflection or unevenness were noted on the accessible floor surfaces.

The condition of the concealed slab, sub-base and any underlying ground conditions could not be confirmed by visual inspection alone.

Condition rating 1

The floor timbers, including joists and floorboards, were mostly concealed at first floor level and could not therefore be fully examined.

Some of the floorboards at first floor level are slightly loose and/or creak when walked upon. This is relatively common in older suspended timber floors and can result from movement, deterioration of fixings or previous lifting of the boards.

Where floor coverings are next replaced, you should take the opportunity to re-secure loose boards and replace any damaged or defective boards as necessary. Care should be taken to avoid concealed services when fixing the boards.

Condition rating 2

Accessible floor surfaces were tested using an electronic moisture meter where this was

practicable and where testing was not restricted by floor coverings or other finishes. The readings were within the expected range for the materials tested at the time of our inspection. This indicated no significant evidence of elevated moisture within the areas tested.

Moisture-meter readings are indicative rather than definitive and can be affected by the composition and condition of the floor materials, surface finishes and the presence of salts or other conductive materials. The readings should therefore be interpreted in conjunction with the visual evidence and other findings from our inspection.

Condition rating 1



Photo - 44 Rear bedroom - loose floorboards



Photo - 45 First floor landing - loose floorboards

E5 Fireplaces, chimney breasts and flues

Redundant heating components and associated flue sections remain within the roof space. Some components are deteriorated, and sections appear to have been disconnected and temporarily sealed. Materials associated with older heating and flue installations can contain asbestos and, from a visual inspection alone, we cannot confirm whether asbestos-containing materials are present.

3

The redundant installation should remain undisturbed until it has been assessed by a suitably qualified asbestos surveyor. Sampling and laboratory analysis should be undertaken where necessary. Subject to the findings, redundant components should be safely removed and disposed of by an appropriately competent contractor. Any openings left following removal should be properly made good.



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Photo - 46 Redundant flue

Photo - 47 Redundant heating components

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

The property benefits from a fitted kitchen comprising a range of wall and base units and several free-standing appliances.

1

The kitchen fittings appeared modern and functional at the time of our inspection, with no significant defects identified in the accessible components.

The fittings should nevertheless be maintained as part of the property's ongoing maintenance, with defective hinges, handles, seals, runners and other components repaired or replaced as necessary.

Some of the kitchen cabinet door hinges were noted to be loose. This has resulted in the affected doors being misaligned. The affected hinges should be securely re-fixed and the doors adjusted as necessary to ensure satisfactory operation.

The accessible kitchen wall, ceiling and floor surfaces were tested using an electronic moisture meter where practicable. The readings were generally within the expected range for the materials tested at the time of our inspection.

Moisture-meter readings are indicative rather than definitive and can be affected by the construction and condition of the materials, surface finishes and the presence of salts or other conductive materials. The readings should therefore be interpreted in conjunction with the visual evidence and other findings from our inspection. Areas concealed by fixed kitchen units, appliances, floor coverings or other fittings could not be tested.

Condition rating 1

Built-in wardrobes are provided within some of the bedrooms. The fittings include shelves, clothes rails and drawers. The bedroom fittings appeared modern and functional at the time of our inspection, with no significant defects identified to the accessible components.

Condition rating 1

Advisory

The kitchen would benefit from thorough cleaning following occupation. This is considered a matter of routine housekeeping rather than a building defect. You may therefore wish to budget for professional or thorough cleaning as part of your initial occupation works.

Fixed kitchen/utility room units and appliances restricted inspection of the wall and floor surfaces behind and beneath them. Concealed areas may contain defects such as dampness, staining, leaking pipework, damaged finishes or deterioration to the unit carcassing.

The condition of these concealed areas could not be confirmed by visual inspection. Where the units or appliances are removed during future refurbishment, the concealed areas should be inspected, and any defects identified should be addressed as necessary.



AI illustration

Photo - 48 Rear bedroom fittings



AI illustration

Photo - 49 Kitchen



AI illustration

Photo - 50 Kitchen

E7 Woodwork (for example, staircase joinery)

The internal doors consist of hollow-core timber doors throughout the property, set within softwood door casings with architraves and skirting boards throughout. In addition, there are painted timber and tiled sills to the windows. There is also a timber staircase that rises from the ground to the first floor.

The internal joinery is generally showing minor wear and tear. Some light impact damage was also noted to the lower sections of the door casings, consistent with normal use and movement of furniture within the property.

Overall, the joinery was considered to be in fair condition but would benefit from localised repairs and redecoration. The affected areas should be suitably prepared, repaired and redecorated as necessary.

The timber staircase produces minor creaking when used. Creaking can result from movement between timber components, shrinkage, loosened joints or fixings and normal ageing of the staircase.

The defect is not necessarily indicative of structural inadequacy. Where the movement is intrusive, the affected joints and fixings should be inspected and secured as necessary. If excessive

3

movement or deflection is present, further investigation should be undertaken to establish the condition of the supporting structure.

The staircase appears to have been replaced or substantially altered and incorporates a glazed balustrade. No visible safety marking was identified on the glazing during our inspection, and we are therefore unable to confirm that safety glass of an appropriate specification has been installed. As glazing adjacent to a staircase is susceptible to impact and presents an increased risk of injury if unsuitable glass has been used, documentary evidence confirming the specification of the glazing should be obtained. If this cannot be provided, the glazing should be checked by a competent glazing contractor and upgraded where necessary.

Your legal adviser should also confirm that the staircase alterations received any necessary Building Regulations approval and obtain the associated completion documentation.

Condition rating 3



Photo - 51 Typical sill



Photo - 52 Skirting board

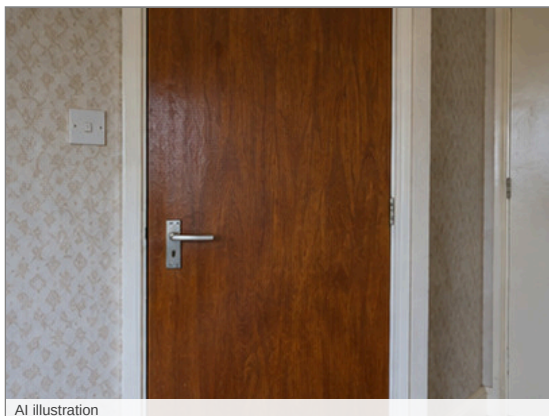


Photo - 53 Typical door

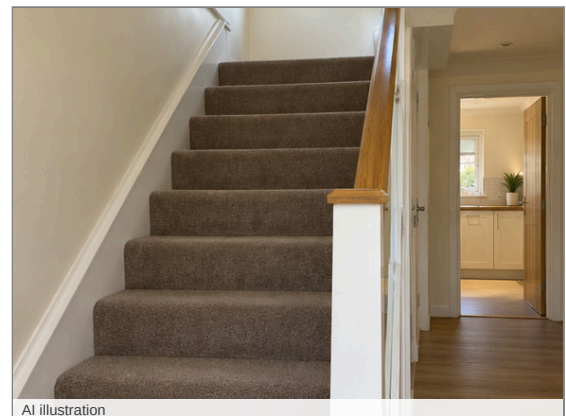


Photo - 54 Staircase



AI illustration

Photo - 55 Glazed staircase



AI illustration

Photo - 56 Glazed door



AI illustration

Photo - 57 Coving

E8 Bathroom fittings

The fittings in the bathroom comprise a bath with a glazed screen and a shower over, a wash hand basin with a vanity unit and a toilet with a concealed cistern.

2

The sanitary fittings were noted to be functional and in satisfactory condition at the time of inspection.

The bathroom does not appear to have mechanical extraction ventilation.

Adequate ventilation is important in these areas to remove moisture generated by bathing and showering and to reduce the risk of condensation and mould growth. We recommend that suitable mechanical extract ventilation is installed, where practicable, to discharge moist air to the external environment. The ventilation should be appropriately designed, sized and installed in accordance with the manufacturer's requirements and applicable Building Regulations.

The accessible bathroom wall, ceiling and floor surfaces were tested using an electronic moisture meter where practicable. The readings were generally within the expected range for the materials tested at the time of our inspection.

Moisture-meter readings are indicative rather than definitive and can be affected by the

construction and condition of the materials, surface finishes and the presence of salts or other conductive materials. The readings should therefore be interpreted alongside the visual evidence and other findings from our inspection.

Condition rating 2

Fixed sanitary fittings, vanity units, bath panels and other built-in components can restrict inspection of the underlying walls, floors and concealed plumbing.

Concealed areas may contain defects such as dampness, staining, leaking pipework or deterioration that could not be identified during our inspection. Where fittings are removed during future refurbishment, the concealed areas should be inspected and any defects addressed as necessary.

The shower and associated fittings should be cleaned and maintained regularly in accordance with the manufacturer's recommendations. Shower heads and other components should be kept clean to reduce the accumulation of scale, debris and microorganisms.



AI illustration

Photo - 58 Bathroom



AI illustration

Photo - 59 Bathroom

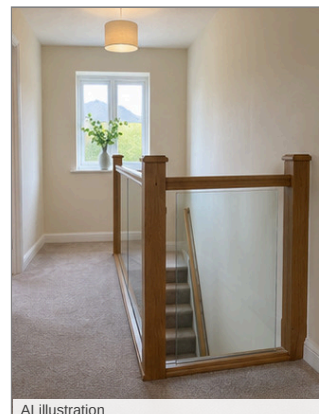
E9 Other

The decorations of the property consist of the following. There is paint on the ceilings. There is paint, wallpaper and tiling to wet areas on the walls. There is carpet, timber flooring and tiling on the floors. The decorations were in satisfactory condition at the inspection. I recommend you budget to decorate the property throughout and replace the floor coverings to suit your taste.

1



AI illustration



AI illustration

AI-ILLUSTRATED SAMPLE | All property images are fictional illustrations - not inspection evidence

Photo - 60 Rear bedroom



Photo - 62 Front bedroom



Photo - 64 Front bedroom cupboard 2

Photo - 61 First floor landing



Photo - 63 Front bedroom cupboard



Photo - 65 Living room

F

Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

Services

Limitations on the inspection

As a general note regarding services, we are not specialised in this field and therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as comments and suggestions. They are not a complete assessment of any problems that may exist.

The main service installations within this property have been subjected to a visual inspection, and no intrusive checks were carried out. Therefore, the information provided in this part of the report is purely for your consideration only.

RICS Guidance states that we must designate a level three risk without a current test certificate. However, if certification is available, please ask your legal advisor to check the validity of this evidence.



F1 Electricity

Safety warning: *The Electrical Safety Council 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 the Electrical Safety Council.*

The mains electrical intake was identified externally within a wall-mounted box. The distribution board (consumer unit) is located within a kitchen cupboard and is of a modern design, with some evidence of historic testing being carried out.

3

The external enclosure is poorly sealed where it abuts the external wall, with an open gap visible along the upper edge. This could allow rainwater to penetrate behind the enclosure and potentially affect concealed fixings or associated services. The junction should be suitably sealed with a durable external-grade weatherproof sealant, while ensuring that any intended drainage or ventilation openings to the enclosure are not obstructed.

Whilst I did not note any visual defects with the system guidance published by the Institute of Electrical Engineers, electrical installations within residential properties should be inspected and tested at least every 10 years and when occupiers of the property change.

Therefore, I would recommend that a full electrical test and report be undertaken before a legal commitment to purchase the property to determine the cost and extent of any remedial works required for the system. Therefore, you are advised to instruct an NICEIC registered electrician to undertake an electrical test and report on the system.

There are now stringent regulations in force regarding who may and may not deal with alteration and repair work to electrical installations. There is now a virtual bar on amateur involvement, and most works of any consequence need to be dealt with by an approved electrical contractor. Although this will make electrical changes relatively expensive, you will appreciate that where electrical problems are involved, a defect could be a matter of life or death. With most aspects of a building, a defect at worst means that costs are incurred, whereas with electrical installations the dangers are much more real.



AI illustration

Photo - 66 Incoming main and meter



AI illustration

Photo - 67 Sealant missing



AI illustration

Photo - 68 Distribution board



AI illustration

Photo - 69 Tested September 2017

F2 Gas/oil

Safety warning: All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

There is a mains gas supply, and the meter and control valve are located in an external box.

3

During my inspection, I was only able to make a superficial examination of the pipework, but from their appearance, I am satisfied they are in reasonable condition. It is nevertheless recommended that you obtain a copy of a GasSafe™ certificate from the vendor.

In most gas installations, the gas pipes on the 'street' side of the gas meter are the utility company's responsibility. But at the same time, the property owner has to maintain those on the 'dwelling' side.



AI illustration

Photo - 70 Gas meter and shut off valve

F3 Water

There is an independent mains water supply to the property. The external stop valve is located on the public highway. Internally, the location of the stop valve is beneath the kitchen sink. The stop valve should be labelled for emergency use and periodically tested.

2

The water pressure appeared to be within normal domestic limits at the time of inspection. No obvious defects affecting the visible water supply installation were noted. No specialist pressure or flow testing was undertaken.

The internal stop valve is a brass-type valve. Such valves can become difficult to operate or seize with age, particularly where they have not been operated periodically. At the time of inspection, the valve was seized. Repair is recommended. Where replacement is required, a modern quarter-turn lever-type valve should be considered.

Advisory

The survey does not constitute a detailed assessment of compliance with current water regulations, statutory requirements or water byelaws. Where alterations to the plumbing installation are apparent, their compliance and approval could not be confirmed from the inspection alone.

Your legal advisers should establish whether appropriate approvals, certification and/or notifications were obtained for any significant alterations or installations of the water installation.



AI illustration



AI illustration

AI-ILLUSTRATED SAMPLE | All property images are fictional illustrations - not inspection evidence

Photo - 71 External stop valve



Photo - 73 Kitchen water pressure

Photo - 72 Bathroom water pressure

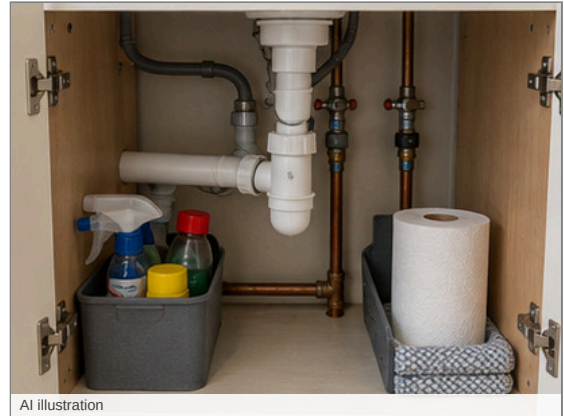


Photo - 74 Under sink cupboard



Photo - 75 Low moisture reading



Photo - 76 Internal stop valve

F4 Heating

The property benefits from a central heating system provided by a gas-fired condensing combi boiler located in the loft. The boiler flue passes through the external wall to discharge combustion products to the external environment.

3

A combi boiler provides central heating and domestic hot water without the need for a separate hot water storage cylinder. Hot water is heated directly as required, although the available flow rate depends upon the mains water supply and the capacity of the boiler.

The boiler was modern and appeared to be in satisfactory condition at the time of our inspection. The boiler and heating system were not subject to specialist testing as part of our inspection.

You should obtain any available servicing records, safety certificates and warranty documentation through your legal adviser. Where a recent service or appropriate inspection cannot be confirmed, you should arrange for the boiler and associated heating installation to be inspected and tested by a suitably qualified Gas Safe registered engineer before exchange of contracts.

The boiler condensate discharge is connected into the internal drainage pipework within the roof space. This type of arrangement is acceptable in principle, provided the condensate connection is correctly formed and appropriately trapped. No evidence of leakage was identified at the time of inspection.

Sections of heating pipework within the roof space are not insulated. Pipework located within an unheated roof space is more vulnerable to heat loss and freezing during prolonged cold weather. The exposed pipework should be provided with suitable insulation throughout, with particular attention to joints, bends and other fittings.

Pressed-metal radiators are installed throughout the property, served by 15mm copper pipework which is largely concealed. The radiators appeared generally serviceable and in satisfactory condition at the time of our inspection.

The radiators and associated pipework should be maintained as part of the property's ongoing maintenance, with defective or corroded components repaired or replaced as necessary. The radiators were not subject to specialist performance testing.

Much of the heating pipework is concealed and could not be inspected. The condition of the concealed pipework, including its joints and connections, could not therefore be confirmed. Where evidence of leakage, staining or other deterioration develops, the affected areas should be investigated promptly.

The radiators are all fitted with thermostatic radiator valves (TRVs), which provide individual temperature control to the radiators.

The TRVs were modern and in satisfactory condition at the time of our inspection. Defective valves should be repaired or replaced as necessary.

The central heating and/or hot water is controlled via a wireless thermostat. The thermostat appeared to be modern and in satisfactory condition at the time of our inspection. The control system was not subject to specialist testing. The thermostat and associated controls should be maintained and replaced or upgraded as necessary to provide effective control of the heating system.

Advisory

Your legal adviser should establish whether the boiler benefits from a transferable warranty or guarantee and obtain copies of any relevant documentation. The terms, duration and transferability of any warranty should be confirmed before exchange of contracts.

Your legal adviser should establish whether the boiler installation and associated flue works required Building Regulations notification and, where applicable, obtain the relevant compliance or completion documentation.

Where appropriate documentation is unavailable, your legal adviser should establish whether alternative evidence of compliance or retrospective regularisation is available.

Condensation within a property is influenced by a combination of heating, ventilation, insulation, surface temperatures, occupancy and day-to-day activities that generate moisture.

Inadequate heating or ventilation can increase internal humidity and the risk of condensation, particularly on colder surfaces such as windows, external walls, corners and areas behind furniture. Periods of cold weather and prolonged vacancy can also affect the internal environment.

The heating and ventilation systems should be operated and maintained appropriately, with adequate ventilation provided to moisture-producing areas. Where condensation or mould persists, the underlying causes should be investigated rather than simply treating the affected surfaces.

Condition rating 3

The bathroom towel radiator is connected to the central-heating pipework and also incorporates an electrical heating element. This dual-fuel arrangement allows the radiator to be heated independently of the central-heating system. The installation was not functionally tested, and the electrical connection should form part of the electrical installation inspection. No obvious leakage was identified at the time of inspection.

Condition rating 1



Photo - 77 Boiler flue



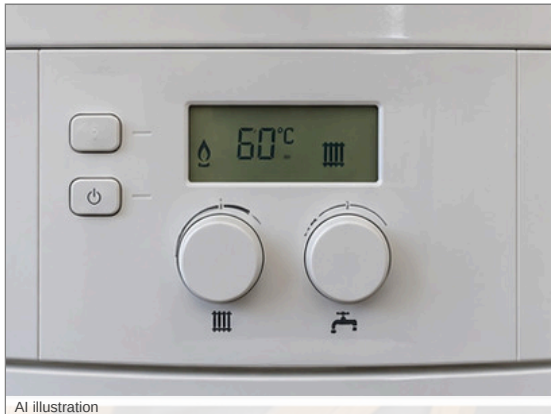
Photo - 78 Typical radiator



Photo - 79 TRV

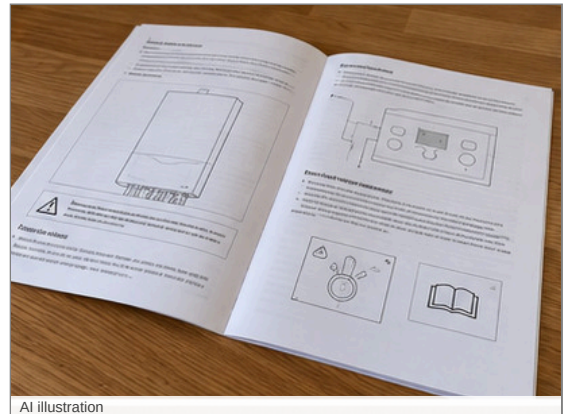


Photo - 80 Boiler



AI illustration

Photo - 81 Boiler controls



AI illustration

Photo - 82 User instructions



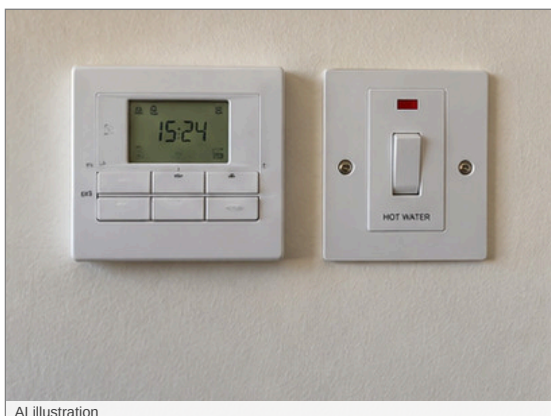
AI illustration

Photo - 83 Boiler condensate connected to soil vent pipe



AI illustration

Photo - 84 Uninsulated water pipework in the loft



AI illustration

Photo - 85 Heating and hot water controls



AI illustration

Photo - 86 Bathroom heater

F5 Water heating

The property benefits from domestic hot water provided by the main gas-fired combi boiler. A combi boiler heats domestic hot water directly as required and does not normally require a separate hot water storage cylinder.

3

AI-ILLUSTRATED SAMPLE | All property images are fictional illustrations - not inspection evidence

See Section F4 for further information.

F6 Drainage

2

You are advised that the underground drainage is concealed and we cannot substantiate its configuration and whether any soakaway chambers, etc. are present. The only way to substantiate the condition, configuration and efficiency of the drainage installation is to carry out a detailed CCTV scan and we would advise that this is carried out prior to exchanging contracts.

The property is connected to the public sewer. The drainage system likely consists of a separate drain for surface water (rainwater, water from garden/driveway drains) and foul water (wastewater from WCs, baths, showers, sinks, basins and dishwashers).

There is an inspection chamber to the rear. This was secured with screws at the time of inspection and was therefore not lifted.

Condition rating: not inspected

Where visible, the sanitary appliances within the property are connected to plastic waste pipes and traps. The external pipework was noted to be in a weathered and broken condition. The external pipework should be replaced soon, as appropriate.

The accessible internal waste pipework was noted to be in worn but serviceable condition. The pipework should be maintained in the normal way, as appropriate.

There is a upvc soil vent pipe to the rear elevation. Most of the pipe is concealed by boxing with the structure of the property. However, the top of the pipe is visible penetrating the rear roof slope and in the loft space. The pipe serves the bathroom. A soil pipe is a pipe that conveys sewage or wastewater to the underground sewer.

The drainage ventilation pipework within the roof space reduces to a relatively small diameter. This may form the ventilating section of the drainage system rather than the principal soil discharge stack and, in itself, is not necessarily defective. The concealed arrangement and connections below could not be fully established during the inspection. No evidence of leakage, foul odours or other drainage malfunction was identified at the time of inspection.

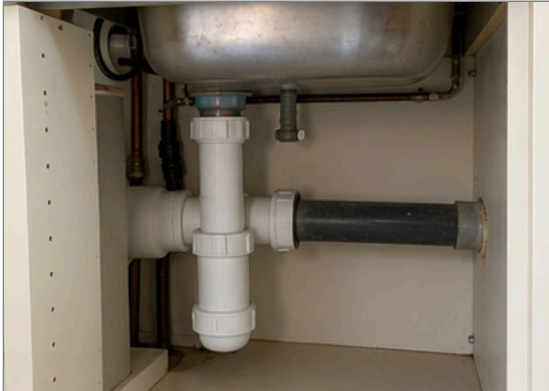
Condition rating 2



Photo - 87 Rear inspection chamber - no access



Photo - 88



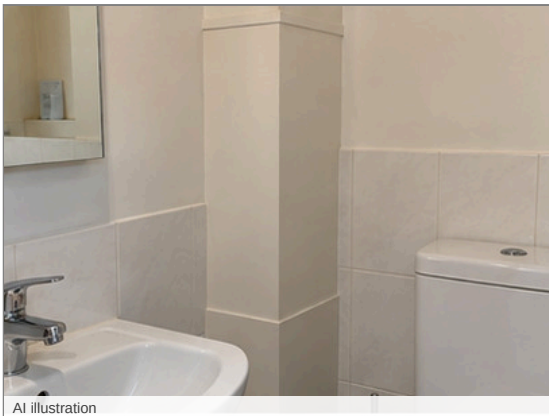
AI illustration

Photo - 89 Kitchen - external waste



AI illustration

Photo - 90 Broken pipe - replace



AI illustration

Photo - 91 Soil pipe concealed in the bathroom



AI illustration

Photo - 92 Soil vent pipe visible in the loft



AI illustration

Photo - 93 Soil vent pipe visible in the kitchen

F7 Common services

None in this property.

NI

G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

I have not checked for Japanese Knotweed (JKW) or any other invasive plants; however, if any suspected dangerous plant life had been noted during an inspection of the grounds, it would have been commented on herein. Therefore, it is recommended that you commission an inspection and a report from a qualified contractor in this regard if this is of concern to you, as we cannot rule out the presence of JKW.

We have not consulted any Geological or Ordnance Survey Maps and have been unable to establish any details about the site's previous use. Consequently, we are unable to comment within the terms of this report, which is restricted in its scope, as to whether there are any hidden problems with the ground upon which the property is built, nor are we able to comment on the possibility or otherwise of the property being affected by any other matters. Your solicitors should check this aspect.

All parts of the external grounds have been inspected where access was readily available and could be safely achieved using a 3.0m retractable ladder.



G1 Garage

There is a separate single garage located to the rear of the property. The garage forms part of a shared garage block.

2

The garage has a timber-framed pitched roof structure covered with interlocking concrete tiles. The walls are constructed of masonry, with a plain finish. The floor is formed with a ground-bearing concrete slab.

The roof is provided with fascia, soffit and barge boards constructed from timber. Rainwater disposal is provided by gutters and downpipes, discharging to the surface water drainage system.

The garage has a metal up-and-over garage door to the front elevation. Additional external doors are provided to the rear elevation(s) and comprise timber. The garage is used for storage.

The garage roof covering is considered to be in average condition. Ridge repointing and verge repointing are recommended.

The recommended works should be undertaken within years 1-3 to maintain the weatherproof integrity of the roof and reduce the risk of water penetration and consequential damage to the underlying roof structure and internal finishes.

The garage rainwater goods are in fair condition. Minor leakage was noted. We recommend that the rainwater goods be cleaned and repaired as part of routine maintenance to maintain effective rainwater disposal.

The garage walls have minor cracks that require repair. The affected areas should be repaired and made good, with any underlying cause investigated where appropriate. The repaired areas should then be redecorated as necessary.

The timber joinery to the garage, including the fascias, soffits and the door, was found to be in fair

condition. Areas of peeling paint were noted. We recommend preparation and redecoration works as part of routine maintenance to protect the timber from further deterioration.

The garage vehicle door and frame were considered to be in good condition at the time of our inspection. The door operated satisfactorily at the inspection.

Advisory

The garage forms part of a shared garage block. The structure and/or access arrangements may therefore be subject to shared maintenance responsibilities. Your legal adviser should establish the extent of your repairing and maintenance obligations, together with any service charge or other contributions payable in respect of the shared structure, roof, access and associated areas.

The garage is provided with electrical power and lighting. These installations were not tested as part of our inspection. We recommend that the garage electrical installation be inspected and tested by a suitably qualified electrical contractor, either as part of the property's electrical installation condition report (EICR) or by separate testing where appropriate. Any defects identified should be rectified as necessary.



Photo - 94 Front elevation



Photo - 95 Internal view



Photo - 96 Internal view



Photo - 97 Roof structure



AI illustration

Photo - 98 Electrical installation



AI illustration

Photo - 99 Rear elevation



AI illustration

Photo - 100 Left elevation

G2 Permanent outbuildings and other structures

None.

NI

G3 Other

There is a section of paved path to the front of the property. The surface was uneven and weathered at the time of our inspection. The surface should be repaired and professionally cleaned within six months.

2

Condition rating 2

The boundaries to the rear of the property generally consist of timber fence panels. These were generally noted to be in satisfactory condition at the time of our inspection.

The boundary features require preparation and redecoration. These works should be carried out as part of routine maintenance.

The timber fence panels were generally set within concrete posts with concrete gravel boards. The

posts and gravel boards were in good condition at the time of our inspection and require maintenance in the normal way.

Your legal adviser should confirm the ownership and position of the property boundaries, the extent of your legal responsibilities for their maintenance and repair, and any associated rights, obligations or restrictions.

Condition rating 1

There are two sections of paved patio to the rear of the property, connected via a tiled path. The surface was true and level at the time of our inspection. The surface should be professionally cleaned as part of routine maintenance.

Condition rating 1

A street lighting column is positioned close to the side elevation of the property. Its proximity should be noted, as illumination from the lamp may be visible from windows and could cause some light intrusion during hours of darkness. No obvious physical effect on the property was identified at the time of inspection.

Condition rating 1



Photo - 101 Front driveway



Photo - 102 Rear left boundary



Photo - 103 Rear left boundary

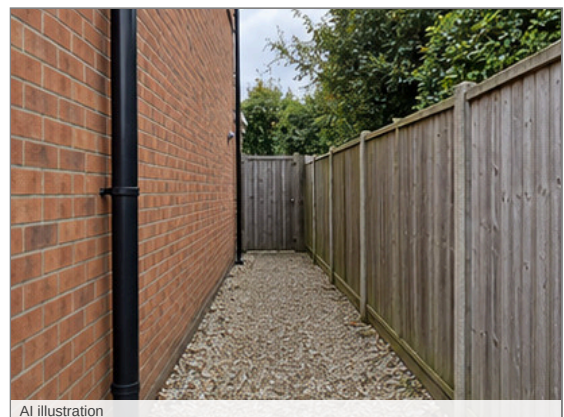


Photo - 104 Rear right boundary



AI illustration

Photo - 105 Rear right boundary



AI illustration

Photo - 106 Rear patio



AI illustration

Photo - 107 Path



AI illustration

Photo - 108 Secondary section



AI illustration

Photo - 109 Street lamp in close proximity

H

Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

Issues for your legal advisers

H1 Regulation

The first set of national building standards was introduced in the Building Regulations 1965. These were a set of prescriptive standards that had to be followed. The Building Act 1984 brought fundamental changes to the building regulations regime. It introduced functional performance standards, set in terms of what was adequate, reasonable or appropriate, supported by statutory guidance in the Approved Documents.

Where a building regulations completion certificate is not provided by the vendor, you risk inheriting concealed defects and possible enforcement action from the local authority. Where building regulations completion is not provided, you should discuss this with your legal advisor.

Your legal advisor should confirm whether the property has received building regulation approval (including issuing a completion certificate) from the local council and advise on the implications.

Your legal advisor should confirm whether the property has received planning permission from the local council and advise on the implications.

Your legal adviser should make enquiries with the vendor to establish when the replacement windows were installed and request any available FENSA certificate, Building Regulations completion certificate or other appropriate evidence of compliance. Where such documentation is unavailable, your legal adviser should obtain appropriate advice regarding the implications and whether any further action is required.

Your legal adviser should also confirm that the staircase alterations received any necessary Building Regulations approval and obtain the associated completion documentation.

You should obtain any available servicing records, safety certificates and warranty documentation through your legal adviser. Where a recent service or appropriate inspection cannot be confirmed, you should arrange for the boiler and associated heating installation to be inspected and tested by a suitably qualified Gas Safe registered engineer before exchange of contracts.

Your legal adviser should establish whether the boiler installation and associated flue works required Building Regulations notification and, where applicable, obtain the relevant compliance or completion documentation.

H2 Guarantees

Your legal adviser should make enquiries with the vendor to establish whether the windows are covered by any warranty or guarantee and, where applicable, confirm the scope, remaining validity and transferability of any such documentation. Your legal adviser should advise you of any relevant implications.

Your legal adviser should establish whether the boiler benefits from a transferable warranty or guarantee and obtain copies of any relevant documentation. The terms, duration and transferability of any warranty should be confirmed before exchange of contracts.

H3 Other matters

We have been told by the estate agents that the property is freehold. You should ask your legal advisor to confirm this and explain the implications.

Your legal advisor should confirm the precise maintenance and repair responsibilities regarding any shared drains and sewers.

We recommend that you make specific inquiries through your legal advisor to ascertain whether unqualified contractors have made any alterations to the internal plumbing.

There appears to be a possible public right of way to the front and side of the property. Your legal adviser should confirm the precise nature and extent of any rights of way, including who benefits from them and any associated maintenance responsibilities. Such rights may affect the use and enjoyment of the property and should be understood before exchange of contracts.

Access to the garage is through a possible private road that is not maintained by the local council. The road was in fair condition at the inspection. Your legal advisor should confirm this and advise you about the implications. The responsibility for private roads is usually shared between the people that use them.

A single-storey extension to the neighbouring property has been constructed on or immediately adjacent to the shared boundary. The extension appears to form part of the boundary enclosure in this location. Your legal adviser should confirm the precise boundary position and establish whether any relevant Party Wall agreement, rights of access for inspection and maintenance, or other associated rights and obligations exist. No significant defects affecting the subject property were apparent from our visual inspection.

The rainwater gutters and downpipes are shared with the adjoining property. Your legal adviser should confirm your rights and obligations in relation to their ownership, maintenance, repair and replacement, together with any rights of access required to undertake future works.

Your legal advisers should establish whether appropriate approvals, certification and/or notifications were obtained for any significant alterations or installations of the water installation.

The garage forms part of a shared garage block. The structure and/or access arrangements may therefore be subject to shared maintenance responsibilities. Your legal adviser should establish the extent of your repairing and maintenance obligations, together with any service charge or other contributions payable in respect of the shared structure, roof, access and associated areas.

Your legal adviser should confirm the ownership and position of the property boundaries, the extent of your legal responsibilities for their maintenance and repair, and any associated rights, obligations or restrictions.



AI illustration

Photo - 110 Possible public right of way



AI illustration

Photo - 111 possible private road



AI illustration

Photo - 112 Neighbours extension



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

It should be noted that the property may have been founded upon shrinkable clay soils, which have the propensity to heave with changing moisture and climatic changes. Therefore, although I can state that there was no evidence of subsidence at the time of inspection, I cannot categorically state that the property will not be affected in the future.

Where practicable, a vertical separation of approximately 150mm should generally be maintained between the DPC and adjoining external ground levels. We recommend that you budget for reducing the external ground level to provide an appropriate separation from the DPC and help maintain its effectiveness. The revised ground level should also provide suitable falls and drainage away from the building.

Concealed or inaccessible areas could not be tested, and the absence of elevated readings does not completely rule out concealed dampness or previous water penetration.

The bathroom does not appear to have mechanical extraction ventilation.

I2 Risks to the grounds

We would advise that the trees and shrubs be managed according to BS 3998: 2010 (Tree Work Recommendations) to reduce the risk of adverse tree root action, excess ground desiccation, consequential damage to the foundations and underground services, etc. A competent tree surgeon/ arboriculturist can provide further advice.

Climate change will affect the ability of the ground to provide a stable base for buildings. Your survey has reported on the property's condition at present – with an indication as to how existing problems may develop.

In the next 10 years, over 1.5 million more homes in England will be affected by the shrink-swell actions created by climate change that are not affected at the moment. It is therefore advised that you have insurance to cover your property if such movement were to occur. In addition, insurance premiums will rise in the future to meet the growth of claims that will be made.

I3 Risks to people

Appropriately qualified specialists should test the electrical and gas installations if current safety certificates are not available.

The main and main entrance roof undercloak may contain asbestos-containing material (ACM). The material should not be disturbed, cut, drilled, sanded or otherwise damaged until its composition has been confirmed. Where works are proposed that may affect the material, appropriate asbestos testing and/or an asbestos survey should be undertaken by a suitably qualified asbestos professional.

A double layer of insulation has been installed within the loft space. The additional insulation may conceal

the underlying ceiling joists and other parts of the roof structure, and the depth of insulation can make safe access more difficult.

The secondary weathering membrane is suspected of containing asbestos. The presence or absence of asbestos cannot be confirmed by visual inspection alone.

A textured decorative coating is present on the ceilings in the front bedroom cupboards and porch. Some older textured decorative coatings may contain asbestos-containing material (ACM). The presence or absence of asbestos cannot be confirmed by visual inspection alone.

Redundant heating components and associated flue sections remain within the roof space. Some components are deteriorated, and sections appear to have been disconnected and temporarily sealed. Materials associated with older heating and flue installations can contain asbestos and, from a visual inspection alone, we cannot confirm whether asbestos-containing materials are present.

I4 Other risks or hazards

Your legal advisor should check with the Local Authority to determine whether there are any proposals close by to develop, redevelop and/or change the use of buildings or land, which could affect you and your enjoyment of the property.

If you intend to proceed with the purchase after reading and considering this report, we advise you to send a copy of it as soon as possible to your legal advisor. Please draw their attention to the whole of Section I - Risks.

During our inspection, noise from the adjacent public footpaths was audible externally. Our inspection represents a limited assessment at the time and date of the survey and cannot establish the frequency or severity of noise at other times. Noise levels may vary according to the time of day, traffic conditions, commercial activity, weather and other factors.

If noise is likely to affect your enjoyment of the property, we recommend that you revisit the property at different times of the day and, where appropriate, at weekends, before exchange of contracts.

J

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

1272420

Qualifications

MRICS

Company

Stratful Associates Ltd

Address

8 Giffin Way, Sawbridgeworth, Hertfordshire, CM21 0DW

Phone number

07361249464

Email

surveys@stratfulassociates.co.uk

Website

www.stratfulassociates.co.uk

Property address

Example property
Address withheld

Client's name

Example client

Date the report was produced

Example only

Anonymised example report - provided for illustration only.

Signature

Signature omitted
from sample

K

What to do now

K

Further investigations and getting quotes

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

Getting quotations

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

You should also:

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



Description of the RICS Home Survey - Level 2 (survey only) service and terms of engagement

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

The service

The RICS Home Survey – Level 2 (survey only) service includes:

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

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

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

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

The inspection

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

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

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

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

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

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

Services to the property

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

Outside the property

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

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

Flats

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

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

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, they should recommend further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in CAR 2012), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

Condition ratings

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

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

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey only) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Issues for legal advisers

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

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

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

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

Risks

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

Standard terms of engagement

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

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

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

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

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

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

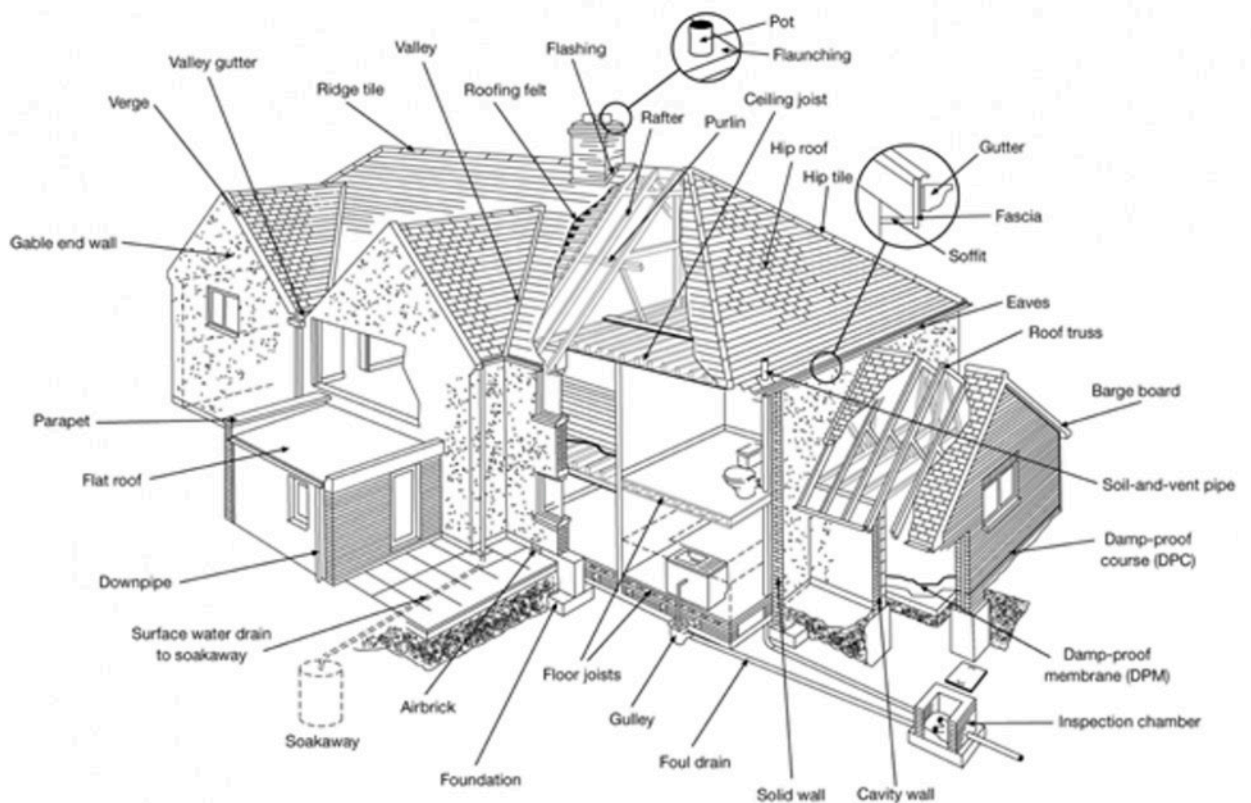
M

Typical house diagram

M

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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