



**GRAHAM FITT**  
chartered surveyors



LEVEL 3

# Your survey report

**Property address**

Level 3/Building Survey - Sample  
Report - House

**Client's name**

Mr John Smith and Miss Joanna  
Smith

**Consultation Date**

1st January 2021

**Inspection Date**

1st January 2021

**Surveyor's RICS number**

5608938

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# A

## About the inspection and report

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

# A

## About the survey

### As agreed, this report will contain the following:

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

## About the report

### We aim to give you professional advice to:

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

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

## About the inspection

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

 **Reminder**

Please refer to your **Terms and Conditions** report sent on the 1st January 2021 for a full list of exclusions.

## About the inspection

**Surveyor's name**

Anil Hadafmand BSc (Hons), AssocRICS

**Surveyor's RICS number**

5608938

**Company name**

Graham Fitt Surveyors Limited

**Date of the inspection**

1st January 2021

**Report reference number**

Sample

**Related party disclosure**

I am unaware of any conflict of interest as defined in the RICS (Royal Institution of Chartered Surveyors) Rules of Conduct.

**Full address and postcode of the property**

Level 3/Building Survey - Sample Report - House

**Weather conditions when the inspection took place**

When I inspected the property, the weather was mostly dry and cloudy.

**Status of the property when the inspection took place**

When I inspected the property, it was owner occupied, fully furnished, with fitted and fixed floor coverings in all rooms. Personal effects were also in place throughout the property.

# B

## Overall opinion

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

### **Important note**

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

# B

## Condition ratings

### Overall opinion of property

It is important that the report is considered in its entirety prior to your legal commitment to purchase. If there are any points in the report which require clarification or on which you require further advice, please do not hesitate to contact Graham Fitt Surveyors Limited. Whilst I do not attempt here to reiterate all the points contained in the main body of the report, the following synopsis of the more significant matters in my opinion may be of some assistance.

Some elements of the property do not appear to have had sufficient ongoing maintenance and these are now deteriorating.

The property has several defects not unusual for a property of this type, style and age, whilst these are not considered to deter a purchaser they will need attention. I refer you to my detailed comments later in the report.

The defects found are to be expected in properties of this type, style, age and character, but if left unaddressed could lead to serious problems.

Some defects can be remedied by routine maintenance, whilst others will need attention as soon as possible.

The front cantilevered canopy has partly detached from the property due to heavy loads imposed by the roof tile coverings. Lead flashings at the junction of the original single storey front addition roof and the main wall also appear to have partly detached as the result. There are no gutters and downpipes to this structure.

There is evidence of localised dampness to the en suite shower/WC ceiling around the extractor fan. This is directly above the water storage tank and the feed and expansion tank, which could be leaking. This could also possibly be due to deficient ventilation ducting.

Testing is required to the mains powered interlinked smoke detectors/fire alarms, battery powered carbon monoxide alarm and mains powered burglar alarm.

Electricity installation, gas installation and gas appliances including the heating system and radiators have not been tested and I have not seen any relevant certification in relation to these.

The water heating elements and the water storage tanks are old and may benefit from replacement.

The underground drainage appears to be partly blocked.



# 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.

Element no.	Document name	Received
F1	Electrical Test Certificate for the electrical installation and appliances.	
F2	Gas Safe Certificate for all gas installation and appliances.	
F4	Test certificates and service agreements for the heating system.	
F5	Test certificates and service agreements for the hot water system.	
G3	Guarantees for the insurance repair to the boundary walls.	
Other	Any other documents mentioned in the body of the report which are not listed above.	



### 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
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating
F6	Drainage

**2**
**Elements that require attention but are not serious or urgent**

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

Element no.	Element name
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
D8	Other joinery and finishes
D9	Other
E2	Ceilings
F3	Water
G3	Other

**1**
**Elements with no current issues**

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

Element no.	Element name
D5	Windows
D6	Outside doors (including patio doors)
E1	Roof structure
E3	Walls and partitions
E4	Floors
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase joinery)
E8	Bathroom fittings

**NI**
**Elements not inspected**

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

Element no.	Element name
D1	Chimney stacks
D7	Conservatory and porches
E5	Fireplaces, chimney breasts and flues

Element no.	Element name
E9	Other
F7	Common services
G1	Garage
G2	Permanent outbuildings and other structures

### Further Investigations

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

Some parts of the property have not had sufficient ongoing maintenance and these elements are now deteriorating.

The following repairs, further investigations and improvements are needed. Full competitive quotations should be obtained prior to your legal commitment to purchase. Only brief recommendations are made in this section and you should refer to my more detailed recommendations later in this report.

#### D8 – Other joinery and finishes

Instruct a competent contractor to repair and redecorate or replace the external joinery throughout.

#### F1 – Electricity

Instruct a competent contractor to check and test the installation and appliances fully.

#### F2 – Gas

Instruct a competent contractor to check and test the installation and appliances fully.

#### F4 – Heating

Instruct a competent contractor to check and test the installation fully. You may wish to replace this to a modern alternative system.

#### F5 – Water heating

Instruct a competent contractor to check and test the installation fully, including the hot water cylinder, pump and any ancillary components. You may wish to replace this to a modern alternative.

#### F6 – Drainage

Instruct a competent contractor to check the drainage system fully for any defects with the help of CCTV and carry out all the necessary repairs.

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities

## About the property

### Type of property

This property is a traditional two storey three bedroom end terraced house, which is understood to have been originally built in circa 1988.

The front of the building faces approximately west, and all directions in this report are given as if viewing the property from the front.

I was advised by the vendor that the property is freehold. Your legal advisers should verify.

### Approximate year the property was built

I was advised by the vendor that the property was originally built in circa 1988.

### Approximate year the property was extended

Not Applicable.

### Approximate year the property was converted

Not Applicable.

### Information relevant to flats and maisonettes

Not Applicable.

### Construction

The property is considered to be of non-conventional construction having due regard to its type, style and age.

The main walls are of timber framed inner leaf construction and are clad with brick elevations to the outer leaf. There is a cavity gap between the two leaves, with the wall thickness measuring to approximately 280mm.

The main roof structure is of pre-manufactured timber roof truss frame, connected with engineering system provided nail plates. The roof is covered with interlocking concrete tiles.

The windows and doors are of plastic frames incorporating sealed double glazed plastic casements.

The ground and the first floors are of suspended timber construction throughout.

The original single storey front addition is of similar construction and has an incorporated timber cantilevered canopy.

### Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	2			1	1			
First		3	2					

### Means of escape

Means of escape in case of fire is relevant to all occupied buildings from domestic houses and flats. The requirements are covered by Approved Document B – (Fire safety, specifically B1 – Means of escape). The document contains many parts including fire safety related matters within and around dwelling houses; satisfactory means of giving warning and means of escape in case of fire; stopping the spread of fire over internal and external linings; ensuring the stability of buildings in the event of a fire; and to ensure satisfactory access for fire appliances to buildings and facilities within dwelling houses. Other sections of the fire safety document also may be relevant.

The prime function of a window is to naturally light and ventilate the room into which it is installed. The size of the window and those sections which open, is therefore important to ensure adequacy in these respects. Windows in some rooms, for example bedrooms, also need to provide emergency means of escape in the event of fire, for which purpose at least one of the available opening sections needs to be designed accordingly. Regulations in this respect have historically been very weak and there are still many relevant windows which fall well short of current requirements and which therefore warrant immediate replacement on health and safety grounds.

For safety reasons, you should instruct a fire officer to inspect the property prior to your legal commitment to purchase and advise on improvements to aid exit in the case of fire.

# 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.

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

### Energy efficiency rating

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### Issues relating to the energy efficiency rating

I did not see any major discrepancies and the certificate appears consistent with the property as was inspected by me. It would be prudent however to obtain an updated EPC to ensure that the ratings are accurate as there might have been some minor changes since the date of the original certificate.

### 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)

N/A

### Other energy matters

N/A

## Location and facilities

### Grounds

The property stands on a sloping site, with a slight rising slope to the rear of the plot. It has front, rear and side gardens.

The boundaries of the site are relatively clearly defined and are of timber fences. The front garden, the side garden and part of the rear garden are paved with masonry pavement tiles. The rear garden is mostly laid in lawn, with a raised timber decking area and gravel area to the rear. The gravel extends to both sides of the lawn in a form of strips to both sides. Your legal advisers should investigate and advise you further in relation to the exact positioning of the boundaries and your responsibilities for maintenance and any other legal implications.

There is no garage or permanent outbuildings with the property.

There are two plastic and metal sheds in the side garden.

### Location

The property is located within an established mixed residential and commercial area within a good distance of most local amenities.

The properties in the locality are of mixed type, style and age. I believe that many of the properties in this locality were built between 1950's and 1990's.

### Facilities

The property is situated within a good distance to most of the usual amenities including public transport links.

The property is located within a good travelling distance of most local schools.

The road is made and adopted. Your legal advisers to verify. I refer you to my comments in section H.

### Local environment

The property is situated in an area known for having a mixture of clay loam and silty loam subsoils. This can sometimes give rise to problems with structural movement during certain extreme weather conditions.

The property stands on a sloping site, with a slight rising slope to the rear of the plot. The area, which as far as I am aware is not affected by flooding. Your legal advisers should verify this on your behalf.

I am not aware of any local authority plans or proposals or any other environmental factors which are likely to have a detrimental or adverse impact on the future saleability or the value of the subject property.

Your legal advisers should make enquiries as to whether there are any local authority plans, proposals or indeed other environmental factors which are likely to have a detrimental or adverse impact on the future saleability or the value of the subject property, prior to your legal commitment to purchase.



**Other local factors**

I am unaware of any other locational factors.

# D

## Outside the property

# D

## Full detail of elements inspected

### Limitations on the inspection

The weather was mostly dry at the time of my inspection. I therefore cannot comment fully upon weathertightness of the roof coverings and serviceability of gutters and downpipes. These should be observed during rainfall.

There are no other unusual limitations to the scope of the inspection, unless stated within the body of this report.



### D1 Chimney stacks

There are no chimney stacks with the property.

NI

Condition Rating – Not Inspected

### D2 Roof Coverings

The main roof structure is of a pre-manufactured timber roof truss frame, connected with engineering system provided nail plates. The roof is covered with interlocking concrete tiles and half round ridge tiles, where the two roof slopes adjoin. The ridge tiles appear to have cement pointing and bedding. The roof verge to the left of the property has cement bedding with boarded undercloaks. The flashings are in lead, which are designed to provide a waterproof barrier where the roof tiles abut the neighbouring wall structure on the right of the property. The soakers (underflashings) that provide additional watertightness to these areas beneath the visible cover flashings, are concealed and could not be viewed. The structure is lined internally with a sarking roof lining underfelt membrane to act as a secondary barrier to rain and snow penetration. The roof space is ventilated via the ventilation opening grills within the soffits.

2

The original single storey front addition is also covered with interlocking concrete tiles. I could not inspect the structure internally due to limitations of my inspection as aforementioned. The flashings are in lead, which are designed to provide a waterproof barrier where the roof tiles abut the main wall structure. The soakers (underflashings) that provide additional watertightness to these areas beneath the visible cover flashings, are concealed and could not be viewed. This structure also incorporates a cantilevered canopy. I refer you to my comments in section D9.

From my limited inspection, the roof appears in a reasonable order, but I cannot confirm the true condition of the roof and other associated elements where they were not visible due to limitations of my inspection as aforementioned.

However, moss and algae growth was noted to the roof coverings. This will cause water retention and can damage the coverings, especially during low temperatures. Moss and algae is believed to have dislodged and have caused blockage to gutters and downpipes. The roof should be cleared of moss and algae and the rainwater goods cleared of blockage. I also refer you to my comments in sections D3 and D8.

The flashings between the original single storey front addition roof and the main wall have partly

detached due to heavy loads imposed to the cantilevered canopy and will require repair and adequate support provided. I also refer you to my comments in section D9.

There are no lateral metal strappings to the main roof structure. Although no associated defects such as movement to the gable flank wall or the roof structure were noted, lateral metal strappings should ideally be provided where necessary. I also refer you to my comments in section E1.

The points raised above are not considered to be an urgent matter but should be rectified shortly after moving into the property or when the general maintenance is next carried out.

It would be prudent however to obtain a quotation for undertaking the remedial works and any other possible repairs prior to your legal commitment to purchase.

Condition Rating – 2

### D3 Rainwater pipes and gutters

The property is served by plastic gutters and downpipes, which are securely affixed to the building.

2

There is evidence of leakage and blockage to the rainwater goods. The gutters are also misaligned. There is evidence of rot, damp and heavy deterioration to the external joinery, which has been caused by defective rainwater goods and lack of sufficient ongoing maintenance. Moss and algae appears to have caused blockage to the rainwater goods. The rainwater goods should be overhauled, serviced and cleared. I refer you to my comments in sections D2 and D8.

There are no gutters and downpipes to the original single storey front addition and the cantilevered canopy and these should ideally be provided. I refer you to my comments in section D9.

Such defects can lead to further deterioration and disrepair to the property including damp.

The points raised above are not considered to be an urgent matter but should be rectified shortly after moving into the property or when the general maintenance is next carried out.

It would be prudent however to obtain a quotation for undertaking the remedial works and any other possible repairs prior to your legal commitment to purchase.

Condition Rating – 2

### D4 Main walls

The main walls are of timber framed inner leaf construction and are clad with brick elevations to the outer leaf. There is a cavity gap between the two leaves, with the wall thickness measuring to approximately 280mm. The main walls contain the original plastic damp proof course. The ground floor is of suspended timber construction with airbricks provided to ventilate the subfloor structure. The first floor is of suspended timber construction. Weep holes have been provided to the wall structure to allow through ventilation and water drainage in the cavity between the inner and the outer leaves. There are cavity trays around the wall openings, which are also protected by a plastic damp proof course. There appears to be metal lintels supports provided to wall openings above windows and doors. You should note however that I cannot confirm the wall construction without opening up works, which is outside the scope of this inspection and report. Internally the walls have plasterboard and tiled finishes.

2

The external walls are reasonably true and plumb with no evidence of significant ongoing structural

movement. There were no signs of significant cracking, current settlement, subsidence or any ongoing structural movement in this property.

However, the external ground levels are too high in places and the damp proof course has been compromised as the result. The weep holes are partly blocked and the through ventilation and water drainage in the cavity between the inner and the outer leaves is partly compromised. The external ground levels should be reduced and the weepholes cleared.

Ventilation is important to reduce the risk of rot in the timbers, and additional vents may need to be installed at high and low levels in the external wall surfaces. These should be installed in the perpend (vertical joints between bricks) spaced at approximately 1 metre intervals.

Such defects can lead to further deterioration and disrepair to the property including damp.

The points raised above are not considered to be an urgent matter but should be rectified shortly after moving into the property or when the general maintenance is next carried out.

It would be prudent however to obtain a quotation for undertaking the remedial works and any other possible repairs prior to your legal commitment to purchase.

Condition Rating – 2

## D5 Windows

The windows are made of plastic frames incorporating sealed double glazed plastic casements. The windows incorporate trickle vents.

1

The windows are relatively modern and where tested during my inspection, they were operational.

However, there are no British Standard safety ratings on the glazing. You may wish to have these tested to ensure that they are in accordance with the current safety standards. It would be prudent to obtain quotations for the possible remedial works.

There are some gaps at the junctions between the internal walls and the window frames. These areas are a frequent source of water penetration. Although no evidence of significant active water ingress was noted at the time of my inspection, these areas should be regularly checked and sealing material renewed when required.

The windows were replaced at some point in the past. Your legal advisers should confirm that all relevant statutory and local authority consents and approvals, including Building Regulation certification and any relevant guarantees, warranties and FENSA certification are readily available. Any possible strengthening of the structure, which may have been required should also be confirmed.

Condition Rating – 1

## D6 Outside doors (including patio doors)

There is a main double glazed plastic front single door, and a double glazed plastic rear single door. The front door has a timber door cill. The rear door incorporates side window panels and trickle vents.

1

The doors are relatively modern and where tested during my inspection, they were operational.

However the timber door cill has not been decorated in a while, with signs of wear and tear noted.

There are some gaps at the junctions between the internal walls and the door frames. These areas are a frequent source of water penetration. Although no evidence of significant active water ingress was noted at the time of my inspection, these areas should be regularly checked and sealing material renewed when required.

The doors were replaced at some point in the past. Your legal advisers should confirm that all relevant statutory and local authority consents and approvals, including Building Regulation certification and any relevant guarantees, warranties and FENSA certification are readily available. Any possible strengthening of the structure, which may have been required should also be confirmed.

Condition Rating – 1

#### D7 Conservatory and porches

There are no conservatories or porches with the property.

NI

Condition Rating – Not Inspected

#### D8 Other joinery and finishes

The external joinery consists of timber soffits, fascias and bargeboards. Some joinery may incorporate asbestos material.

2

The joinery is heavily weathered and shows signs of rot and water damage. However, I have not been able to probe these to test for rot and only visual inspection was undertaken. The external joinery should be serviced, repaired and redecorated as necessary.

The points raised above are not considered to be an urgent matter but should be rectified shortly after moving into the property or when the general maintenance is next carried out.

It would be prudent however to obtain a quotation for undertaking the remedial works and any other possible repairs prior to your legal commitment to purchase.

Condition Rating – 2

#### D9 Other

There is a cantilevered canopy to the front of the property, which is incorporated to the original single storey front addition. It is constructed of timber and is covered with interlocking concrete tiles and has timber and possibly asbestos joinery. I also refer you to my comments in sections D2, D3 and D8 regarding this structure and its components.

2

The cantilevered canopy has partly detached from the property due to heavy loads imposed by the roof tile coverings. Adequate supports to the cantilevered canopy should be provided. Lead flashings at the junction of the cantilevered canopy roof and the main wall also appears to have partly detached, which need to be repaired. There are no gutters and downpipes provided to this structure and these should ideally be provided. I also refer you to my comments in sections D2, D3 and D8 regarding this structure and its components.

The points raised above are not considered to be an urgent matter but should be rectified shortly after moving into the property or when the general maintenance is next carried out.

It would be prudent however to obtain a quotation for undertaking the remedial works and any other possible repairs prior to your legal commitment to purchase.

When these works are carried out, it would be prudent to check the condition of all hidden parts to ensure no disrepair has taken place.

Condition Rating – 2

# E

## Inside the property



## Inside the property

### Limitations on the inspection

At the time of my inspection the property was owner occupied, fully furnished, with fitted and fixed floor coverings in all rooms.

Electronic moisture meter readings were restricted by the presence of floor coverings, wall tiles and built-in fittings.

The en suite shower/WC was also filled with a large number of stored items, which restricted my inspection of this area.

I did not inspect the underside of timber floors as there were no access hatches.



### E1 Roof structure

The roof space was accessed via the hatch located in the landing ceiling. The main roof structure is of pre-manufactured timber roof truss frame, connected with engineering system provided nail plates. The timber trusses have been constructed at approximately 600mm centres. The roof structure appeared adequate for the current loads imposed. Where visible, thermal insulation to the roof space comprises a composite wool, which is located between and over the ceiling joists. The structure is lined internally with a sarking roof lining underfelt membrane to act as a secondary barrier to rain and snow penetration. The roof space is ventilated via the ventilation opening grills within the soffits. 1

Trussed rafters are built vertically on the walls and are able to provide a clear span from the front to the rear of a normal domestic size building without any form of intermediate support. They are, however, relatively weak when loads are applied at right angles to the span of the trusses. There have been instances, particularly in exposed areas, where roofs have fallen over in a "domino effect" when high winds have blown across them. To prevent this, regulations were introduced in the 1980's to reduce this risk by the provision of wind bracing.

There are no lateral metal strappings to the main roof structure. Although no associated defects such as movement to the gable flank wall or the roof structure were noted, lateral metal strappings should ideally be provided where necessary. I also refer you to my comments in section E1.

The points raised above are not considered to be an urgent matter but should be rectified shortly after moving into the property or when the general maintenance is next carried out.

It would be prudent however to obtain a quotation for undertaking the remedial works and any other possible repairs prior to your legal commitment to purchase.

The structural integrity relies on the timbers acting together as a single unit, no individual member should ever be removed.

Condition Rating – 1

## E2 Ceilings

The ceilings to the property are of plaster and plasterboard, with painted finishes.

2

The plasterboard ceilings appear to be in reasonable condition although there are some minor hairline cracks in places that only require filling when next redecorated.

However, there is evidence of localised dampness to the en suite shower/WC ceiling around the extractor fan. This is directly above the water storage tank and the feed and expansion tank, which could be leaking. This could also possibly be due to deficient ventilation ducting. This should be investigated and the cause of the defect identified and rectified and the ceiling made good and redecorated as necessary. I also refer you to my comments in section E8.

The points raised above are not considered to be an urgent matter but should be rectified shortly after moving into the property or when the general maintenance is next carried out.

Condition Rating – 2

## E3 Walls and partitions

The internal layout appeared original and unaltered since the property was constructed. The internal walls are of timber framed construction and have skimmed plasterboard finishes.

1

The internal walls and partitions appear to be in satisfactory structural condition. However, it could be seen that some minor distortion, particularly around door frames has occurred. Nevertheless, this is not unusual in a property of this style, type and age.

Plasterboard finishes are in serviceable order although it is possible that there may be some loose or cracked areas and should plasterwork, fittings, appliances, sanitaryware, decorative finishes etc. be removed, then it is possible that there may be localised loosened areas of plasterboard, which may require patch repair prior to redecoration.

Condition Rating – 1

## E4 Floors

The ground floor and the first floor are of suspended timber construction throughout. The floors are covered with timber laminate, carpet and vinyl.

1

Some flexing of the suspended timber floors was noted. This is typical for the age of the property and is not considered to be excessive. However, you may wish to repair these when the flooring is next replaced to minimise the noise produced by the flexing of the floors.

The floor finishes, where visible, are in fair condition. There is however evidence of gaps between the timber laminate boards, and the vinyl floors have wrinkles and creases in places, which suggests that these may have not been originally laid correctly.

Condition Rating – 1

### E5 Fireplaces, chimney breasts and flues

There are no fireplaces, chimney breasts and flues with the property.

NI

Condition Rating – Not Inspected

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

There is a range of fitted veneered, composite and timber laminate components in the kitchen and in master bedroom.

1

These are generally serviceable and are considered to be adequate for purpose, although some localised repairs may be required.

The appliances in the kitchen have not been tested for operational effectiveness.

I am unable to comment on the condition of the walls and floors behind or beneath fittings. No major immediate substantial works are considered necessary, although it is entirely possible that you may wish to replace existing units to suit your own taste.

Condition Rating – 1

### E7 Woodwork (for example, staircase joinery)

The internal joinery predominantly comprises of timber stairs, doors and skirting boards. Some internal doors incorporate glazing panes.

1

The internal joinery is in average condition and is of an acceptable standard associated with properties of this style, type and age. Nonetheless, some wear and tear has occurred and you may wish to repair and redecorate as necessary.

However, the door between the kitchen and the rear reception and the front reception contains glazing panes. There are no British Standard safety ratings on the door glazing. The glass is also close to floor level. It would be prudent to have these tested to ensure that they are in accordance with the current safety standards.

Nonetheless, I recommend that this door is replaced with a fire rated alternative and kept closed at night to protect sleeping occupants from possible fire.

This is not an urgent repair and should be undertaken for safety reasons.

The timber staircase was covered with fitted carpet, which restricted my inspection, but it was in a satisfactory condition. Overall, the stairs, banisters and newel post and handrails are firm to hold with no immediate substantial works considered necessary.

The internal decorations are generally clean and tidy, although it is possible that you may wish to redecorate to suit your own taste.

It is possible that you may wish to have the house industrially cleaned.

Quotations should be obtained for all the possible remedial works.

Condition Rating – 1

## E8 Bathroom fittings

The main family bathroom comprises a three-piece white suite WC, bathtub and a vanity unit. The bath incorporates a timber bathtub panel. The en suite shower room comprises a three-piece white suite WC, shower cubicle and a vanity unit. The shower cubicle incorporates a glazed shower screen. 1

Where visible, the sanitaryware in this property are in average condition, and all the appliances appear to be in a condition consistent with age, with some wear and tear noted. These however appear serviceable.

Whilst the existing sanitaryware appears to be in average order, it is possible that you may wish to replace to suit your own taste. If you do so it is possible that additional defects may come to light which I could not see at the time of my inspection.

Please note that there is a glass shower screen incorporated to the shower cubicle in the shower/WC and there are no British Standard safety ratings on this. You may wish to have the screen tested to ensure that it is in accordance with the current safety standards. It would be prudent to obtain quotations for the possible remedial works.

Condition Rating – 1

## E9 Other

### DAMP ISSUES:

There is evidence of localised dampness to the en suite shower/WC ceiling around the extractor fan. This is directly above the water storage tank and the feed and expansion tank, which could be leaking. This could also possibly be due to deficient ventilation ducting. This should be investigated and the cause of the defect identified and rectified and the ceiling made good and redecorated as necessary. I refer you to my comments in sections E1 and E8. NI

No active dampness was noted to any other parts of the property.

### WOOD BEETLE:

During my visual inspection there was no obvious evidence of significant timber decay or infestation by wood boring insects in this property.

However, some form of wood-boring insect attack could be present, particularly to timbers which have not been treated against such infestation.

Wood boring insects can also live in timber for several years before emerging from flight holes, which is one of the indications that an infestation is present.

You should arrange for a timber specialist to inspect all timbers in the property as well as in the roof space and to quote for necessary remedial work prior to a legal commitment to purchase. The specialist should be registered with the Property Care Association (with regards to damp proofing and timber treatment) and the Wood Protection Association, (with regards to solely timber treatment).

### ALARMS AND SECURITY:

There are mains powered interlinked smoke detectors/fire alarms at the property. There is also a battery powered carbon monoxide detector and a main powered security alarm. These were not tested as this is outside the scope of this inspection and report. These should be regularly tested and serviced in accordance with manufacturer's instructions.

It is recommended that mains powered carbon monoxide detectors are provided in all relevant areas of the property. This should also be regularly tested and serviced in accordance with manufacturer's instructions.

**GENERAL:**

There are no other matters requiring comment.

Condition Rating – Not Inspected

# 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.

## F

## Services

### Limitations on the inspection

Excessive storage within the under sink cupboard restricted my inspection of the incoming water mains pipe.

The location of the feed and expansion tank and the water storage tank within the roof void restricted my inspection of these items.

I only visually inspected the underground drainage from the inspection chambers located within the site, at the front of the property, where I was able to reasonably lift these, and this only gives a very limited view.

I was not able to inspect the soil and vent pipe as it is encased within the structure and only a limited view was possible within the roof void.



### 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.*

There is a mains electricity supply to the property. The electricity meter is situated in the meter box on the flank wall by the front entrance. The consumer unit is situated in the downstairs cloakroom. The electricity consumer unit incorporates residual current devices. The electrical installation may not comply with the most up to date current safety standards. The original electricity meter was replaced with a smart meter at some point in the past. There is an older style electric hot water cylinder within the airing cupboard on the first floor landing.

3

If there is no evidence of a recent electrical test certificate, then you should arrange for a qualified electrician to test the installation and quote for any necessary remedial work prior to your legal commitment to purchase. The electrician should be registered with the National Inspection Council for Electrical Installation Contractors (NICEIC). I refer you to section I.

It is impossible to fully assess the condition of an electrical installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installation that can only be identified by a test covering matters such as resistance, impedance and current, etc. The Institute of Electrical Engineers recommends that electrical systems are tested on change of ownership or every 10 years.

Condition Rating – 3

## 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.

The property is connected to the mains gas supply, with the gas meter and the stop valve being located within the outside gas meter box to the front of the property. The original meter appears to have been replaced with a smart meter at some point in the past.

3

At the time of my inspection, I could not smell gas, but gas tightness of pipework and other fitments can only be confirmed by a specialist test. Given the complexity of the regulations, it is recommended that the gas supply is tested.

The whole installation should be tested annually, and this must only be carried out by a Gas Safe registered engineer. The system should therefore be fully tested in accordance with the Gas Safety Installation and Use Act 1994, prior to your legal commitment to purchase, if there is no recent test certificate.

Condition Rating – 3

## F3 Water

There is a mains water supply connected to the property. The water meter and the external stopcock are situated on the outside pavement at the front of the property. I was unable to locate the internal stopcock. Plumbing where visible, is in plastic and copper pipework and connectors.

2

The cold water storage tank is located within the roof void. The feed and expansion tank is also connected to the system, and is located within the roof void. These tanks are made of plastic. These were not fully inspected due to limitations of my inspection as aforementioned.

The water storage tank and the feed and expansion tank are insufficiently insulated. Some of the pipework is also uninsulated, including the overflow pipes. The system is old and you may wish to replace this with a modern alternative. There is damp staining to the shower/WC ceiling, which could be as the result of the leakage in the water storage tank or the feed expansion tank. I refer you to my comments in section E2.

The points raised above are not considered to be an urgent matter but should be rectified shortly after moving into the property or when the general maintenance is next carried out.

It would be prudent however to obtain a quotation for undertaking the remedial works and any other possible repairs prior to your legal commitment to purchase.

The property should be maintained in the usual way, you may wish to obtain further advice from a plumber.

You should ask the vendors where the internal stopcock is located, prior to your legal commitment to purchase, so that the supply can be turned off in an emergency.

Condition Rating – 2



#### F4 Heating

Central heating is provided by an older style 'Worcester Greenstar Ri' wall mounted gas fired conventional condensing boiler situated within the kitchen cupboard. This boiler has a conventional fan assisted flue, which discharges through the flank wall. The boiler serves a system of water filled metal radiators throughout the property. Most of the radiators are fixed with thermostatic radiator valves (TRVs). There is a modern smart 'Hive' central heating thermostat fitted to the ground floor wall by the stairs to control the heating. There is a plastic feed and expansion tank serving the system, located within the roof void. The pump and valves are located within the airing cupboard in the landing.

3

The central heating system was not operating at the time of my inspection, and I therefore cannot comment on its effectiveness.

The feed and expansion tank appears inadequately insulated. I refer you to my comments in section F3.

You should obtain all records of servicing of the central heating system. If servicing has not been carried out within the last 12 months, then you should arrange for a Gas Safe registered installer to inspect the whole installation and quote for any necessary remedial works prior to your legal commitment to purchase.

The pipework and joints supplying water under high pressure to the radiators are prone to sudden failure. At the time of my inspection there were no obvious signs of leakage noted. You should check this from time to time during your occupation of the property.

The system looks old and you should budget for replacement at some point in the future.

Condition Rating – 3

#### F5 Water heating

Domestic hot water is provided by an older style 'Worcester Greenstar Ri' wall mounted gas fired conventional condensing boiler situated within the kitchen cupboard. I refer you to my comments in section F4. The hot water is stored in the insulated hot water copper cylinder located in the airing cupboard in the landing.

3

The indirect copper hot water cylinder could not be fully inspected due to limitations of my inspection as aforementioned. This system is old however and it is recommended that it is replaced.

It would be prudent to obtain a report and quotation from NICEIC registered engineer in respect of the electrical components of the hot water cylinder. I refer you to my comments in section F1.

Older style hot water cylinders are prone to sudden failure and you should check this periodically during your occupation or until this is replaced or removed. I refer you to my comments in section F1.

The system looks old and you should budget for replacement at some point in the future.

Condition Rating – 3

## F6 Drainage

The property is understood to be connected to the mains drainage, which appears to be shared with the adjoining properties. Surface water is believed to drain into the same system. There is a soil and vent pipe incorporated to the system, which is encased within the structure and is fitted with an air admittance valve.

3

Where visible, the above ground pipes are predominantly plastic.

The underground drainage was briefly viewed by lifting the inspection chamber covers located to the front of the plot.

The underground drainage system was partly blocked, where viewed.

A CCTV examination and detailed drains test should be commissioned by a specialist drainage contractor to report on the defects and possible remediation prior to your legal commitment to purchase.

The soil and vent pipe and the air admittance valve should also be tested and serviced as necessary.

It is quite common when inspecting buildings, only an extremely limited inspection of waste pipes could be carried out for obvious reasons being that they are usually located either underneath or behind floors, walls, fitments, appliances, sanitaryware, etc. it would be prudent for you to check the premises from time to time whilst you occupy or own it and if staining occurs then you should obtain further professional advice without delay.

The drainage appears to be shared with the neighbouring properties. You should contact the legal owners of the adjacent properties in relation to the possible repairs. Your legal advisers should make enquiries in respect of your repairing and maintenance liabilities in this regard.

Condition Rating – 3

## F7 Common services

There are no common services with the property.

NI

Condition Rating – Not Inspected

# G

## **Grounds (including shared areas for flats)**

# G

## Grounds (including shared areas for flats)

### Limitations on the inspection

There are plastic and metal sheds in the side garden. Reporting on the condition of such items is beyond the scope of this inspection and report.



### G1 Garage

There is no garage associated with the property.

NI

Condition Rating – Not Inspected

### G2 Permanent outbuildings and other structures

There are no permanent outbuildings and other structures with the property.

NI

Condition Rating – Not Inspected

### G3 Other

The property stands on a sloping site, with a slight rising slope to the rear of the plot. It has front, rear and side gardens.

2

The boundaries of the site are relatively clearly defined and are of timber fences. The front garden, the side garden and part of the rear garden are paved with masonry pavement tiles. The rear garden is mostly laid in lawn, with a raised timber decking area and gravel area to the rear. The gravel extends to both sides of the lawn in a form of strips to both sides. Your legal advisers should investigate and advise you further in relation to the exact positioning of the boundaries and your responsibilities for maintenance and any other legal implications.

The boundary walls and fences are in various states of repair. The left boundary wall is leaning and you should consider repair or rebuilding this. You should budget for this in a timely manner.

Some other repair works should be anticipated in the usual way.

Instruct a competent contractor to repair and replace loose timber boundary walls and carry out general maintenance.

Condition Rating – 2

# 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

You should ask your legal advisers to investigate and advise upon the following:

Replacement windows and doors.

Boiler and gas installation and testing certificates.

Hot water system installation and testing certificates.

Possible alteration to the electrics.

Possible alteration to gas installation.

Also refer to any parts in the body of the report.

## H2 Guarantees

Your legal advisers should be asked to verify existing contracts and their validity in respect of the following:

Replacement windows and doors.

Testing of gas installation including central heating system, any service agreements, etc.

Testing of the hot water system any service agreements, etc.

Testing of drainage system.

Testing of electrical system.

Enquiries as to whether any timber treatments and/or damp proofing works have been carried out.

Any previous treatment for wood boring beetle infestation, if applicable.

Any previous damp proofing treatment works, if applicable.

Integrated and built-in appliances.

Also refer to any parts in the body of the report.

## H3 Other matters

Your legal advisers should be asked to verify the legal position and advise upon the following:

I understand the property is to be sold freehold.

Rights, obligations and maintenance liabilities in respect of the shared part of the drainage system.

Responsibility to maintain/repair boundary walls/fences to front, side and rear of the site/house.

Tree maintenance.

Availability for main service connection status.

Any adverse easements, servitudes, wayleaves or radon affecting the property.

Ensure full vacant possession upon completion of legal formalities and ensure all the main external locks to doors are changed.

It may be prudent to obtain a report on wood boring beetle infestation as a precaution.

It may be prudent to obtain a report on asbestos as a precautionary measure.

Obtain a damp and timber report, as well as in the roof space/loft.

Electrical installation.

That the road has been adopted by the highways authority.

That the main sewer has been adopted by the local authority.

Responsibility to maintain the shared areas of the drainage system.

The exact positioning of the boundaries and your responsibilities for maintenance and any other legal implications.

The property stands on a sloping site, with a slight rising slope to the rear of the plot. The area, which as far as I am aware is not affected by flooding. Your legal advisers should verify this on your behalf.

Whether there are any local authority plans; proposals or indeed other environmental factors which are likely to have a detrimental or adverse impact on the value of the subject property you are considering to buy.

Establish that there was no contamination found on the land on which the development was built or if contamination was found that it was satisfactorily dealt with.

There are two designated tandem parking spaces located off site in the communal parking area, accessed via a shared driveway. Your legal advisers should ensure that the designated parking spaces are included with the property and confirm their exact positioning. Your legal advisers should also investigate and advise you further in relation to your responsibilities for maintenance and any other legal implications of the shared driveway and shared elements of the designated tandem parking spaces.

Apart from the designated tandem parking spaces, there is on-street parking available on Foxleys, Highfield, The Mead and the surrounding roads, with some limited parking restrictions being in force. Your legal advisers to make enquiries in respect of obtaining the residents parking permit, if applicable.

Also refer to any parts in the body of the report.

Please let me know if any of the information given in this report is found to be inaccurate as this may have an adverse effect on my advice given in the report.



## 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

### DAMP ISSUES:

There is evidence of localised dampness to the en suite shower/WC ceiling around the extractor fan. This is directly above the water storage tank and the feed and expansion tank, which could be leaking. This could also possibly be due to deficient ventilation ducting. This should be investigated and the cause of the defect identified and rectified and the ceiling made good and redecorated as necessary. I refer you to my comments in sections E1 and E8.

No active dampness was noted to any other parts of the property.

### WOOD BEETLE:

During my visual inspection there was no obvious evidence of significant timber decay or infestation by wood boring insects in this property.

However, some form of wood-boring insect attack could be present, particularly to timbers which have not been treated against such infestation.

Wood boring insects can also live in timber for several years before emerging from flight holes, which is one of the indications that an infestation is present.

You should arrange for a timber specialist to inspect all timbers in the property as well as in the roof space and to quote for necessary remedial work prior to a legal commitment to purchase. The specialist should be registered with the Property Care Association (with regards to damp proofing and timber treatment) and the Wood Protection Association, (with regards to solely timber treatment).

### DRAINAGE:

The underground drainage system was partly blocked, where viewed.

### GENERAL:

Also refer to any parts in the body of the report.

## I2 Risks to the grounds

### FLOODING:

Your legal advisers should also check and confirm whether there is any documentary evidence of flooding to the property, or the surrounding areas and that insurance cover is available.

### CONTAMINATION:

None known.

### GENERAL:

Also refer to any parts in the body of the report

## I3 Risks to people

### ALARMS AND SECURITY:

There are mains powered interlinked smoke detectors/fire alarms at the property. There is also a battery powered carbon monoxide detector and a main powered security alarm. These were not tested as this is

outside the scope of this inspection and report. These should be regularly tested and serviced in accordance with manufacturer's instructions.

It is recommended that mains powered carbon monoxide detectors are provided in all relevant areas of the property. This should also be regularly tested and serviced in accordance with manufacturer's instructions.

**HEALTH AND SAFETY ADVICE:**

Electrical installation/appliances.

Central heating, boiler/gas appliances.

Test certificates in respect of all services.

Safety glass to glazing.

Check chimney flues, if you intend to use them.

Install/test smoke detectors/fire alarms and carbon monoxide detectors linked up to the mains.

Install/test burglar alarm system.

Change locks to all external doors.

**RADON:**

HPA Radiation Protection Division has identified the area in which the property is situated as one in which, in less than 1% of dwellings, the levels of radon gas entering the property are such that no remedial action is required.

**GENERAL:**

Also refer to any parts in the body of the report.

#### **I4 Other risks or hazards**

Whilst I am not aware of any known geological hazards affecting the area, I advise all my clients to obtain an environmental report/search detailing historic geological activity in the area to include mining activity. Further advice could be obtained from your legal advisers or a chartered environmental surveyor.

# J

## Energy matters

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

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

## J

## Energy matters

### J1 Insulation

Main walls are assumed to be insulated.

Main pitched roof is insulated with approximately 100mm synthetic wool loft insulation.

Floors are assumed to be insulated.

### J2 Heating

Modern mains gas boiler supplying water filled metal radiators in all rooms.

Modern smart programmer and thermostat with TRVs to radiators.

### J3 Lighting

Low energy lighting in most of fixed outlets.

### J4 Ventilation

Openable doors and windows throughout.

Mechanical ventilations in the kitchen and in the bathrooms.

### J5 General

Fully double glazed plastic doors and windows.

# K

## Surveyor's declaration

## Surveyor's declaration

**Surveyor's RICS number**

5608938

**Qualifications**

BSc (Hons), AssocRICS

**Company**

Graham Fitt Surveyors Limited

**Address**

Unit 4A, First Floor, MS Business Centre, 22 Chapel Lane, Pinner, Middlesex, HA5 1AZ

**Phone number**

0208 866 8220

**Email**

anil@grahamfittsurveyors.co.uk

**Website**

www.grahamfittsurveyors.co.uk

**Property address**

Level 3/Building Survey - Sample Report - House

**Client's name**

Mr John Smith and Miss Joanna Smith

**Date the report was produced**

5th June 2023

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

**Signature**

# L

## What to do now

## Further investigations and getting quotes

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

### Getting quotations

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

You should also:

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

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

### Further investigations and what they involve

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

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

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

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

### Who you should use for further investigations

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



# M

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

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

### The service

The RICS Home Survey – Level 3 service includes:

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

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

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

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

### The inspection

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

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

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

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

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

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

## Services to the property

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

## Outside the property

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

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

## Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

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

## Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a further investigation.

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

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

## The report

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

## Condition ratings

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

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

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

## Energy

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

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

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

## Standard terms of engagement

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

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

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

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

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

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

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

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

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

This report is for use in the UK.

## Complaints handling procedure

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

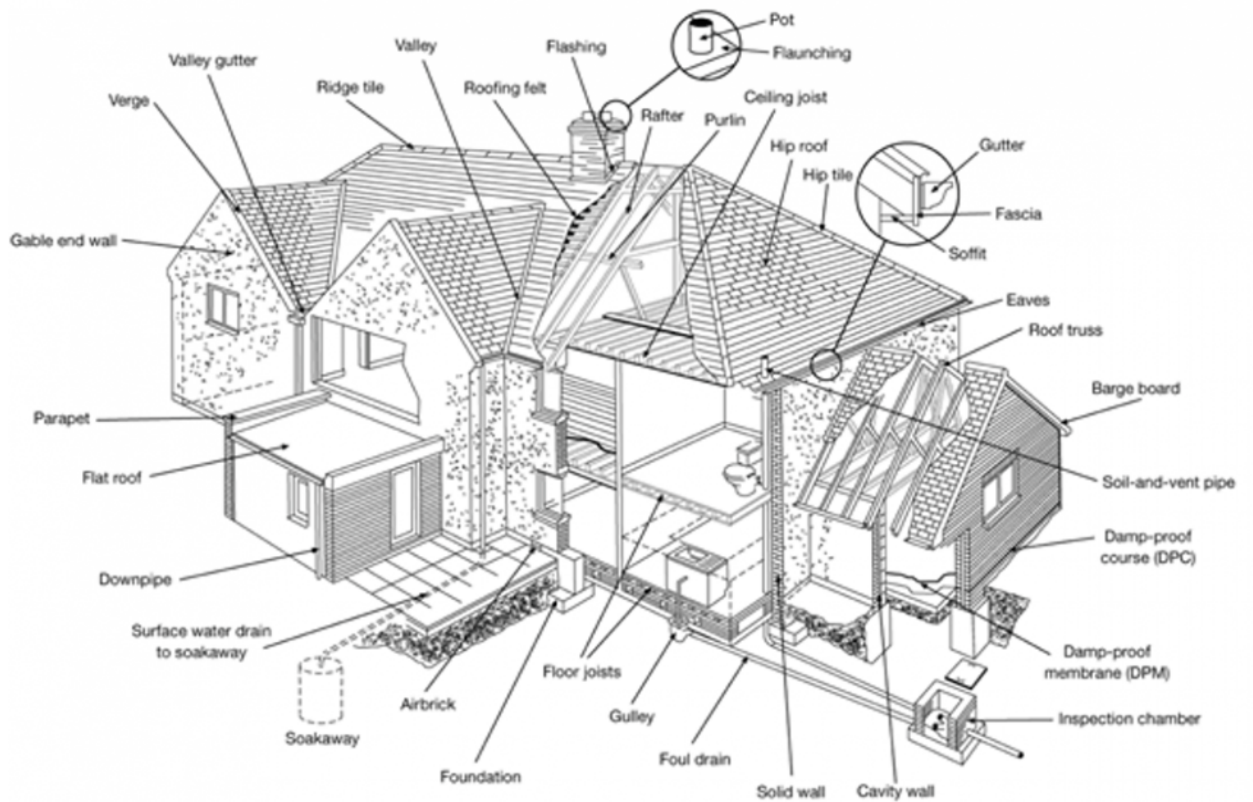
# N

## Typical house diagram

# N

## 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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