



GRAHAM FITT
chartered surveyors



LEVEL 2

Your survey and valuation report

Property address

Level 2/HomeBuyers - Sample
Report - Flat

Client's name

Mr John Doe and Mrs Jayne Doe

Consultation Date

1st January 2021

Inspection Date

1st January 2021

Surveyor's RICS number

5608938

2

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A

About the inspection and report

This Home Survey – Level 2 (survey and valuation) service has been produced by a surveyor, who is a member of the RICS Valuer Registration scheme.

The surveyor 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 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:

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

 **Reminder**

Please refer to your **Terms and Conditions** report 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 Royal Institution of Chartered Surveyors (RICS) 'Rules of Conduct' or as defined in the RICS 'Valuation Standards'.

Full address and postcode of the property

Level 2/HomeBuyers - Sample Report - Flat

Weather conditions when the inspection took place

When I inspected the property, the weather was mostly dry and cloudy, with some sunny spells. This was preceded by similar weather.

Status of the property when the inspection took place

The property was 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, 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 L, 'What to do now', and discuss this with us if required.

B

Condition ratings

Overall opinion of the property

This property is considered to be a reasonable proposition for purchase at the agreed price of £XXX,XXX, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair and improvement works reported. These deficiencies are quite common in properties of this type, style and age. Provided that the necessary works are carried out to a satisfactory standard and the property is kept in good repair, I see no reason why there should be any special difficulty on resale in normal market conditions.

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
D5 and D6	Windows and doors installed after April 2002 require Building Regulation consent or certification under the FENSA Registration Scheme.	
E6	Guarantees for any integrated and built-in appliances.	
F1	Electrical Test Certificate for the electrical installation and appliances.	
F2	Gas Safe Certificate for all gas installation and appliances.	
F4 and F5	Test certificates and service agreements for the central heating and the hot water system.	
F7	Service agreements for the communal intercom entrance system.	
G1	Any possible repair works undertaken to the garage.	
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
D4	Main walls
E2	Ceilings
E3	Walls and partitions
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating

2

Elements that require attention but are not serious or urgent

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

Element no.	Element name
D5	Windows
D6	Outside doors (including patio doors)
D9	Other
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
E4	Floors
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase and 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
D2	Roof coverings
D3	Rainwater pipes and gutters
D7	Conservatory and porches
D8	Other joinery and finishes
E1	Roof structure
E5	Fireplaces, chimney breast and flues
E9	Other
F3	Water
F6	Drainage
F7	Common services

Element no.	Element name
G1	Garage
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 subject property is a two bedroom ground floor purpose-built self-contained flat, situated within a three-storey building, which consists a total of twelve self-contained units, with no lift service.

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

The twelve flats have two separate entrances, each entrance serving six units. Access into the building where the subject flat is located is via a shared communal entrance door at ground floor level to the front right side of the building.

The building benefits from communal front and rear gardens with access areas to both sides.

I was advised by the selling agent that the property is leasehold, with unexpired term of 105 years, a peppercorn ground rent, and a service charge in the region of £1,700 per annum. However, I have not inspected the lease. I was also advised that there is a share of the freehold. Your legal advisers should verify the aforementioned and advise you further. I refer you to my comments in section H.

Approximate year the property was built

The property appears to have been originally built in the 1990's.

Approximate year the property was extended

Not Applicable.

Approximate year the property was converted

Not Applicable.

Information relevant to flats and maisonettes

The building is thought to have been privately built in the 1990's.

Access into the building where the subject flat is located is via a shared communal entrance door at ground floor level to the front right side of the building. Your legal advisers should ensure that all legal arrangements are adequate. I refer you to my comments in section H.

The lease has not been inspected and your legal advisers should ensure the existence of acceptable management arrangements and that the lease does not contain any onerous or restrictive covenants. I refer you to my comments in section H.

Only the subject flat and immediate adjacent common parts and common areas have been inspected.

The buildings insurance figure is given solely as a guide as it is assumed that the property is insured under a single block policy.

Your legal advisers to verify ownership, rights of way and maintenance liabilities in respect of all communal areas. I refer you to my comments in section H.

Construction

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

The main walls are of brick faced stretcher bond. Parts of the external elevations, predominantly at the top floor have plastic cladding panels. Where measured, the walls are approximately 280mm thick, indicating they are of cavity construction.

The main roof is of a flat design and is understood to be covered in a bitumen based mineralised felt or similar, although I was not able to inspect this due to height and configuration of the building. There are however two small mono pitched sections to the front of the building, which are covered with interlocking concrete tiles.

The windows of the subject flat and the private door leading from the subject property to front of the building, as well as the communal front door are of plastic frames incorporating sealed plastic double glazed casements. The door leading from the communal hallway into the subject flat is of a timber frame construction incorporating metal wire reinforced single timber glazing casements.

The floor to the subject property is understood to be of solid concrete construction.

Accommodation

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

67 | D

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.

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

C

Location and facilities

Grounds

The main building stands on a relatively level site with an average size front and rear communal gardens, which has access areas to both sides. There is a hardstanding and tarmacked footpath, which provides access from the public pavement and road to the main communal entrance into the communal building hallway, which then leads into the subject flat.

The boundaries of the communal gardens are clearly defined and are predominantly of timber fencing, hedging and trees.

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. I refer you to my comments in section H.

The communal gardens are mostly laid in lawn, with cement tile paved areas.

There is an en bloc mid-terraced single garage diagonally across the front of the building, towards the left. This is accessed via a shared driveway. Your legal advisers should investigate and advise you further in relation to your responsibilities for maintenance and any other legal implications of the shared access and shared elements of the garage. I refer you to my comments in section H.

Your legal advisers should confirm ownership rights of way and maintenance liabilities in respect of all external communal areas to front and rear of the building to include areas such as front gardens, patios, garage and etc. I refer you to my comments in section H.

Location

The property is situated in an established mixed residential and commercial urban area within good distance of most local amenities.

The property's location close to a care home and Housing Association offices, and the proximity of a railway line, non-residential premises and schools may deter some prospective buyers and may affect future saleability. This has been taken into account in my opinion of market value.

You should familiarise yourselves with the locality and amenities and current Council Tax assessment prior to your legal commitment to purchase.

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 relatively level site. According to the GOV.UK website, the property is within an area with a high risk surface water flooding. However, as far as I am aware, the property is not affected by history of flooding. It is recommended that checks are made to verify that the property can be fully insured for flooding. Your legal advisers should investigate any history of flooding to the property and advise you further regarding this matter. I refer you to my comments in section H.

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. I refer you to my comments in section H.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

The weather was dry at the time of my inspection. I therefore cannot comment fully upon weathertightness of the building elements and serviceability of the visible rainwater goods. These should be observed during rainfall.

The building mostly has an internal rainwater drainage system, which is incorporated and encased within the structure. I therefore was unable to inspect the system and I cannot confirm weathertightness or serviceability of the entire system where it was not accessible.

The pointing obstructed the construction, and I was unable to clearly see the dampproof course incorporated within the walls.

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 flat design. I was unable to view this roof covering due to limitations of my inspection as aforementioned. However, the roof covering is understood to be of a bitumen based mineralised felt or similar.

NI

There are two small mono pitched roof sections to the front of the building, which are covered with interlocking concrete tiles. The flashings to the pitched roofs are in lead, which are designed to provide a waterproof barrier where the pitched roof adjoin the building walls. The soakers (underflashings) that provide additional watertightness to these areas beneath the visible cover flashings, are concealed and could not be viewed.

I am unable to comment on the condition of the flat roof for obvious reasons. The flat roof should be inspected by a competent building contractor and sufficient access to be arranged in advance to their visit.

However, the pitched sections of the roof appear to be in a reasonable condition.

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

Condition Rating – Not Inspected

D3 Rainwater pipes and gutters

There are no standard gutters to the building and rainwater is understood to be collected on the roof with gullies provided to drain the rainwater into some sort of a downpipe system. I was not able to view or confirm this however due to limitations of my inspection as aforementioned. The building is understood to be served by internal rainwater drainage system, which is incorporated and encased within the structure. I was therefore not able to inspect these and I cannot comment with regards to the materials used or their effectiveness and the serviceability of the system. The rainwater system should be inspected by a competent building contractor and sufficient access to be arranged in advance to their visit.

NI

There are some plastic downpipes to the property, which serve the upper level balconies and the communal front entrance porch flat roof. This appears to be a replacement for the old metal system, which appears to have been capped off and is disused. Ideally, the old system should be removed and the voids made good.

The visible rainwater goods generally appeared in fair condition and fit for purpose. However, some staining was noted to the downpipes, which is indicative of leakage and blockage. Anticipated works assumed within the near future.

Condition Rating – Not Inspected

D4 Main walls

The main walls are of brick faced stretcher bond. Parts of the external elevations, predominantly at the top floor have plastic cladding panels. Where measured, the walls are approximately 280mm thick, indicating they are of cavity construction with a gap between the inner and outer skins. Where visible, the walls contain the original bitumen damp proof course. I cannot however confirm the construction without opening up works, which is outside the scope of this inspection and report. Internally the walls have plaster, plasterboard and tiled finishes. The floors to the subject flat are of solid concrete construction and there is no need to ventilate the ground floor substructure.

3

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. The render was found to be in fair order, although some weathering and localised cracking was noted.

However, there is evidence of excessive damp to internal walls throughout the property. There is also evidence of excessive condensation noted to internal walls and ceilings in the bathroom and the kitchen.

These defects require an urgent attention and repair and should be undertaken soon.

You should instruct a Property Care Association (PCA) registered specialist contractor to inspect the whole property and report on internal dampness and condensation. All the necessary works should be carried out irrespective of existing guarantees, invoices or estimates. This should be undertaken prior to your legal commitment to purchase.

There are excessive stains to the brickwork, predominantly to the rear of the building caused by the faulty condensate pipes to individual boiler within most of the flats. This is unsightly and some repairs, cleaning and external redecoration may need to be undertaken.

Condition Rating – 3

D5 Windows

The main windows are made of plastic frames incorporating sealed double glazed plastic casements.

2

The windows are of some age and most handles, locks and hinges are difficult to operate, and the double glazing panes have failed and are blown with evidence of misting present. There was also damp penetration around some of the windows, which is thought to have been caused by gaps and defective waterproofing seals at the junctions between the walls and the window frames, and inadequate drainage of the rainwater by the window frames. I note that windows have no British Standard safety ratings on the glazing, with the glazing being close to floor level in places. You may wish to have these tested to ensure that they are in accordance with the current safety standards.

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. This is to ensure that any works required are budgeted for in a timely manner.

Please note that in long term, replacement of these windows will be more cost effective than periodic repairs and maintenance.

Condition Rating – 2

D6 Outside doors (including patio doors)

There is a main plastic double glazed communal door to the front of the building. The subject flat has a timber frame door leading from the communal hallway into the subject flat, which incorporates metal wire reinforced single timber glazing casements. There is also a separate private door leading from the reception room to the front of the building, which is of a plastic frame incorporating sealed double glazed plastic casements.

2

The doors were easy to operate and appear to be in an acceptable condition. However, I cannot confirm that the door leading from the communal hallway into the subject flat conforms with the current safety requirements, including fire safety, and I cannot confirm that the glazing provided to the doors have British Standard safety ratings, with the glazing being close to floor level in places. You may wish to have the doors tested to ensure they are in accordance with the current safety standards. Perhaps you may need to upgrade the older doors for safety reasons.

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. This is to ensure that any works required are budgeted for in a timely manner.

Condition Rating – 2

D7 Conservatory and porches

There are no conservatories or porches with the property.

NI

Condition Rating – Not Inspected

D8 Other joinery and finishes

There are no other joinery and finishes with the subject property.

NI

Condition Rating – Not Inspected

D9 Other

There is a communal front entrance porch. This is constructed of brick walls, on a solid base under a flat roof, with fascia style plastic cladding panels at the top section of the walls. I was not able to inspect the flat roof covering due to limitations of my inspection as aforementioned.

2

From my limited inspection, the communal front entrance porch appeared fit for purpose. However, I noticed differentiatonal settlement cracking between the main building and the front entrance porch. I also noted that there was a gap between the plastic panels and the top detailing. This structure will need some repair works.

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. This is to ensure that any works required are budgeted for in a timely manner.

Condition Rating – 2

E

Inside the property

Inside the property

Limitations on the inspection

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

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

My inspection was restricted to the subject property and principal means of access there to at the time of my inspection.



E1 Roof structure

There was no access to the roof spaces, as aforementioned.

NI

Condition Rating – Not Inspected

E2 Ceilings

The ceilings are of plaster and plasterboard, with painted finishes. There are some small sections of ceilings which are of suspended construction. Some areas of the ceilings are covered with polystyrene tiles.

3

The 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 dampness to the kitchen and bathroom ceilings, which are thought to have been caused by the faults within the above flat. You should contact managing agent or freeholder and the lessee of the above flat and arrange for the cause of this defect to be rectified before you undertake any internal decorative works. Your legal advisers should make enquiries in respect of your repairing and maintenance liabilities in this regard and establish whether there is an outstanding insurance claim. I refer you to my comments in section H.

There is also evidence of condensation to the kitchen and the bathroom ceilings.

These defects require an urgent attention and repair and should be undertaken soon.

You should instruct a Property Care Association (PCA) registered specialist contractor to inspect the whole property and report on internal dampness and condensation. All the necessary works should be carried out irrespective of existing guarantees, invoices or estimates. This should be undertaken prior to your legal commitment to purchase.

Condition Rating – 3

E3 Walls and partitions

The internal layout appeared original and unaltered since the property was constructed. The internal walls are of masonry and stud partition construction and have plaster and plasterboard finishes. They have painted and tiled surfaces. Checks were undertaken with an electronic moisture meter at accessible points to internal wall surfaces, to determine if dampness is present.

3

However, there is evidence of excessive damp to internal walls throughout the property. There is also evidence of excessive condensation noted to internal walls and ceilings in the bathroom and the kitchen.

These defects require an urgent attention and repair and should be undertaken soon.

You should instruct a Property Care Association (PCA) registered specialist contractor to inspect the whole property and report on internal dampness and condensation. All the necessary works should be carried out irrespective of existing guarantees, invoices or estimates. This should be undertaken prior to your legal commitment to purchase.

Condition Rating – 3

E4 Floors

The ground floor is of solid concrete construction throughout, and there is no need to ventilate the ground floor substructure. The floors are covered with timber laminate, tile and vinyl finishes.

1

The floors were firm underfoot, reasonably level, with no evidence of significant subsidence or significant settlement. The floor finishes, where visible, are in acceptable condition. However some undulation was noted, which is not considered significant and is within the acceptable tolerances. The grouting to the tile floors is damaged and is missing in places and some localised repairs should be anticipated.

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 are range of fitted veneered, composite and timber components in the kitchen and in the front bedroom.

1

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

No major immediate substantial works are considered necessary, although it is entirely possible that you may wish to replace the existing units, to suit your own taste.

Condition Rating – 1

E7 Woodwork (for example, staircase joinery)

The internal joinery predominantly comprises of timber doors and skirting boards. Most internal doors incorporate metal wire reinforced glazed units.

1

The internal joinery is in fair condition with evidence of everyday wear and tear. However, these appear to be in an acceptable condition, which is consistent with the style, type and age of the property. Nonetheless, some doors were difficult to operate. Relatively minor, localised repairs and adjustments are necessary, due to everyday wear and tear.

There are no British Standard safety ratings on the glazing and some glazing is close to the ground level. It would be prudent to have these tested to ensure that they are in accordance with the current safety standards. Quotations should be obtained for the possible remedial works. This is not an urgent repair and should be undertaken for safety reasons.

Condition Rating – 1

E8 Bathroom fittings

The main family bathroom comprises a three-piece white suite WC, bathtub and a vanity unit. The bathtub incorporates a shower and a shower mixer.

1

The sanitaryware in this property is relatively modern and all the appliances appear to be in a condition consistent with age, with no substantial or obvious signs of deterioration noted.

If you decide to upgrade, replace sanitaryware and refurbish this room then it is possible that additional defects may come to light which I could not see at the time of my inspection.

Condition Rating – 1

E9 Other

DAMP ISSUES:

There is evidence of excessive damp to internal walls throughout the property. I refer you to my comments in sections D4 and E3.

NI

There was also damp penetration around some of the windows, which is thought to have been caused by gaps and defective waterproofing seals at the junctions between the walls and the window frames, and inadequate drainage of the rainwater by the window frames. I refer you to my comments in section D5.

There is evidence of dampness to the kitchen and bathroom ceilings, which are thought to have been caused by the faults within the above flat. You should contact managing agent or freeholder and the lessee of the above flat and arrange for the cause of this defect to be rectified before you undertake any internal decorative works. Your legal advisers should make enquiries in respect of your repairing and maintenance liabilities in this regard and establish whether there is an outstanding insurance claim. I refer you to my comments in section E2. I also refer you to my comments in section H.

CONDENSATION:

There is evidence of excessive condensation noted to internal walls and ceilings in the bathroom and the kitchen. I refer you to my comments in sections D4, E2 and E3.

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, properties of this age will inevitably have suffered some form of wood-boring insect attack, particularly to timbers which are unlikely to have 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 battery powered smoke detectors/fire alarms at the property. There is also a battery powered carbon monoxide detector in the kitchen. There is also a main powered security/burglar alarm.

The smoke detectors/fire alarms, carbon monoxide detector and the security/burglar 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 interlinked smoke detectors/fire alarms, mains powered carbon monoxide detectors and main powered security alarm are provided in all relevant areas of the property. These 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.

Services

Limitations on the inspection

The plumbing, heating circuits and electric wiring are mostly concealed within the structure and could not be inspected.



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 located within the communal understairs cupboard in the communal hallway. The consumer unit is situated within the cupboard in the subject flat hallway. The electricity consumer unit incorporates residual current devices (RCD). It appears that the electrical installation has been wired in plastic twin earth cabling. 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.

3

The number of sockets and outlets in the property are limited. They should be increased in number to meet modern requirements.

I have not had the sight of a recent electrical test certificate. 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.

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 cupboard in the subject flat hallway. The original meter was replaced 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.

I have not had the sight of a recent Gas Safe test certificate. 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. I could not locate the water meter and the external stopcock at the time of my inspection and I cannot confirm if the water is metered and that there is an external stopcock. The internal stopcock is located in the subject flat hallway. Plumbing where visible, is in plastic and copper pipework and connectors.

NI

Without exposing the rising mains running beneath ground and floor structures, I cannot confirm the condition of the pipes and all the exact materials used.

The internal stopcock is damaged and a replacement may need to be provided. This is important so that the supply can be turned off in an emergency. This is considered a minor repair and should be undertaken shortly after moving into the property or when the general maintenance is next carried out.

Condition Rating – Not Inspected

F4 Heating

Central heating is provided by a 'Glow-Worm - Compact' wall mounted gas fired combination boiler situated in the kitchen. This boiler has a modern fan assisted flue, which discharges through the rear wall. The boiler incorporates a programmer to programme the heating and hot water. The boiler serves a system of water filled metal radiators throughout the property. The radiators are fixed with thermostatic radiator valves (TRVs). There is also an older style 'Honeywell' central heating thermostat fitted in the reception room to control the heating temperature.

3

I have not had the sight of a recent Gas Safe test certificate. 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 contractor to inspect the whole installation and quote for any necessary remedial works prior to your legal commitment to purchase.

Condition Rating – 3

F5 Water heating

Domestic hot water is provided by a 'Glow-Worm - Compact' wall mounted gas fired combination boiler situated in the kitchen. I refer you to my comments in section F4.

3

Hot water is only provided by a direct system with no storage facility. The amount of supply and temperature will depend on a number of factors and will also vary with water pressure.

Condition Rating – 3

F6 Drainage

Drainage is assumed to be connected to the public sewer via a system which is likely to be shared with the adjoining owners/neighbouring lessees.

NI

I could not locate any soil and vent pipes associated with the subject building.

An inspection of a mains drainage system falls outside the scope of this type of inspection and report. The reason for this because it is extremely difficult to work out which drain is connected to which property.

Condition Rating – Not Inspected

F7 Common services

The property has an older style electronic intercom access and speaker and code pad, with the outside buzzer controls by the communal ground floor entrance and the internal operation control located in the subject property hallway.

NI

Nonetheless, the testing of this systems is outside the scope of this inspection and report. You should instruct a competent contractor to test this systems and ensure it is operational and safe.

Condition Rating – Not Inspected

G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

I have only inspected the ground as were publicly accessible. I have not inspected in detail any boundary walls etc.

There was no access to the inside of the garage as it was locked and no key was available at the time of my inspection.



G1 Garage

There is an en bloc mid-terraced single garage diagonally across the front of the building, towards the left. The garage is understood to have been constructed from a mixture of precast reinforced concrete panels with pebbledash render finish and some exposed single skin brickwork. The garage sits under a flat roof, which is covered with corrugated asbestos. It has up and over metal door. The garage was not inspected internally as it was locked and there was no key available at the time of my inspection.

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 main building stands on a relatively level site with an average size front and rear communal gardens, which has access areas to both sides. There is a hardstanding and tarmacked footpath, which provides access from the public pavement and road to the main communal entrance into the communal building hallway, which then leads into the subject flat.

2

The boundaries of the communal gardens are clearly defined and are predominantly of timber fencing, hedging and trees.

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. I refer you to my comments in section H.

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, including to communal areas.

Smoke detectors/fire alarms, carbon monoxide alarms and security/burglar alarm.

Alteration to the electric installation.

Alteration to gas installation.

Boiler and gas installation and testing certificates.

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:

Building Regulation consent or certification under the FENSA Registration Scheme for replacement windows and doors, including to communal areas.

Enquiries as to whether any damp proofing works have been carried out.

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

Integrated and built-in appliances.

Service agreements for the smoke detectors/fire alarms, carbon monoxide alarms and security/burglar alarm.

Testing of electrical system.

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

Testing of drainage system.

Testing of the communal intercom system.

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:

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 the valuation 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

STRUCTURAL MOVEMENT:

It is likely that the building is constructed on clay loam and silty loam subsoil which can cause failure of foundations in extreme circumstances. There are trees that are close to the building.

Your legal advisers should also check and confirm that the existing insurance company will continue to provide adequate cover for subsidence, heave, settlement and flooding, etc. upon taking ownership.

DAMP ISSUES:

There is evidence of excessive damp to internal walls throughout the property. I refer you to my comments in sections D4 and E3.

There was also damp penetration around some of the windows, which is thought to have been caused by gaps and defective waterproofing seals at the junctions between the walls and the window frames, and inadequate drainage of the rainwater by the window frames. I refer you to my comments in section D5.

There is evidence of dampness to the kitchen and bathroom ceilings, which are thought to have been caused by the faults within the above flat. You should contact managing agent or freeholder and the lessee of the above flat and arrange for the cause of this defect to be rectified before you undertake any internal decorative works. Your legal advisers should make enquiries in respect of your repairing and maintenance liabilities in this regard and establish whether there is an outstanding insurance claim. I refer you to my comments in section E2. I also refer you to my comments in section H.

OTHER:

Also refer to any parts in the body of the report

I2 Risks to the grounds

CONTAMINATION:

None known.

OTHER:

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

I3 Risks to people

ALARMS AND SECURITY:

There are battery powered smoke detectors/fire alarms at the property. There is also a battery powered carbon monoxide detector in the kitchen. There is also a main powered security/burglar alarm.

The smoke detectors/fire alarms, carbon monoxide detector and the security/burglar 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 interlinked smoke detectors/fire alarms, mains powered carbon monoxide detectors and main powered security alarm are provided in all relevant areas of the property. These

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.

Wood burning stove.

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.

OTHER:

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 our 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

Property valuation

Property valuation

This valuation has been undertaken in accordance with *RICS Valuation – Global Standards* (Red Book Global Standards), which includes the *International Valuation Standards*.

In my opinion the market value on 1st January 2021 as inspected was:

In my opinion the current reinstatement cost of the property (see note below) is:

Tenure

Area of property (sq m)

! Arriving at my valuation, I made the following assumptions:

Regarding the materials, construction, services, fixtures and fittings, etc., I have assumed that:

- an inspection of the parts that I could not inspect would not identify significant defects or a cause to alter the valuation
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings or sales incentives.

Regarding legal matters, I have assumed that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal inquiries, and all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with, and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local-authority, not private, control).

Property valuation

Reminder

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking assumptions concerning legal matters.

Any additional assumptions relating to the valuation

Not Applicable.

My opinion of the market value shown could be affected by the outcome of the enquiries by your legal advisers (section H) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

Other considerations affecting value

Not Applicable.

Note: You can find information about the assumptions I have made in calculating this reinstatement cost in the *Description of the RICS Home Survey – Level 2 (survey and valuation) service* provided in section M.

The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for the property.

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 2/HomeBuyers - Sample Report - Flat

Client's name

Mr John Doe and Mrs Jayne Doe

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.

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.

M

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

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

The service

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

- a physical **inspection** of the property (see 'The inspection' below)
- a **report** based on the inspection (see 'The report' below) and
- a **valuation** which is part of the report (see 'The valuation' below).

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

- make an informed decision on whether to go ahead with buying the property
- make an informed decision on what is a reasonable price to pay for 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. Until these investigations are completed, the surveyor may not be able to provide you with a market valuation figure.

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 and valuation) 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. 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 2 (survey and valuation) 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 and valuation) 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 and valuation) report will identify and list the risks, and explain the nature of these problems.

The valuation

The surveyor gives an opinion on both the market value of the property and the reinstatement cost at the time of the inspection (see Reinstatement cost below).

Market value

'Market value' is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the market value, the surveyor also makes the following assumptions.

The materials, construction, services, fixtures and fittings, and so on

The surveyor assumes that:

- an inspection of those parts that have not yet been inspected would not identify significant defects
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings and sales incentives of any description.

Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal enquiries, and all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions, and
- the property has the right to use the mains services on normal terms, and the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply. If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

Reinstatement cost

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements.

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 2 (survey and valuation) 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 (after repairs)

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. Where the surveyor is also providing a valuation of the property, they have the skills, knowledge and experience to provide such a valuation, and are a member of the RICS Valuer Registration scheme.

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.

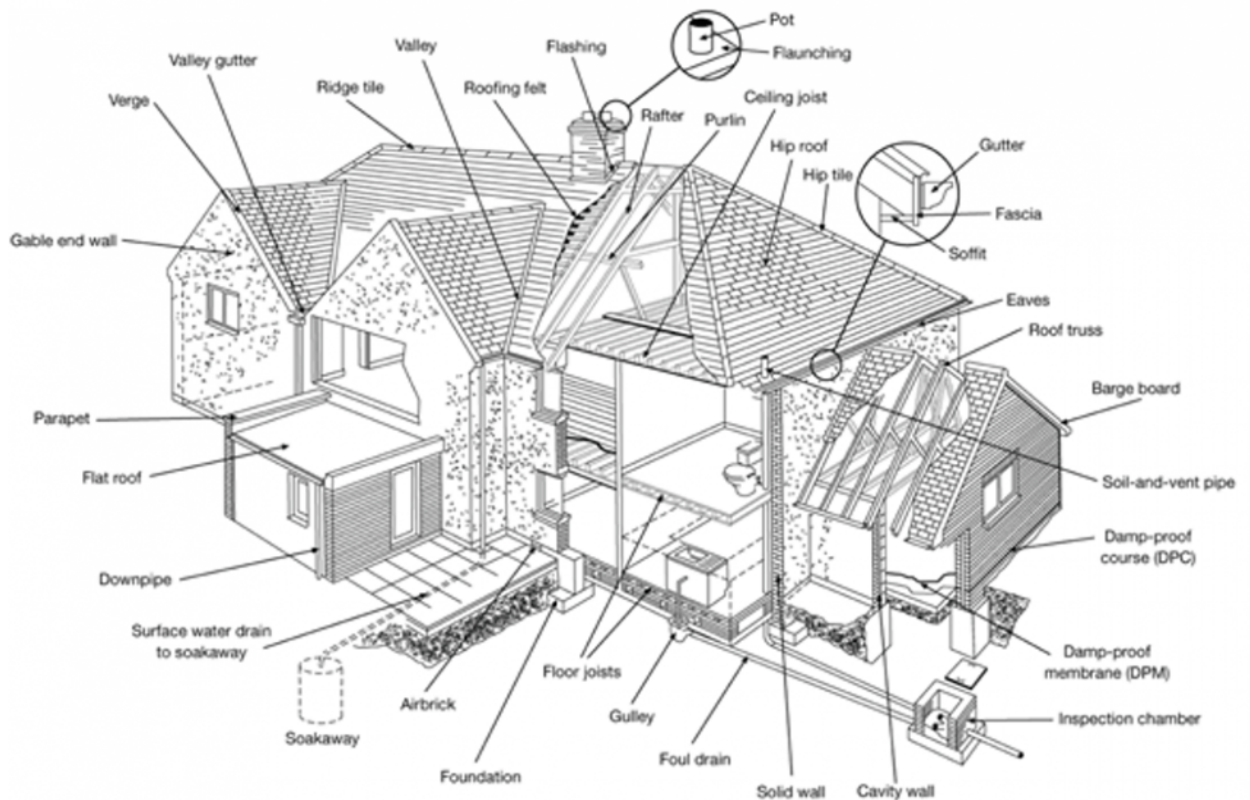
N

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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