



LEVEL 3

Your survey report

Property address

Client's name

Inspection Date

14th October 2022

Surveyor's RICS number

01012589

3

Contents

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

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**, that were sent to you at the point you confirmed your instruction to us Randall Surveying Associates, for a full list of exclusions.

A

About the inspection

Surveyor's name

Adrian Randall MRICS

Surveyor's RICS number

01012589

Company name

Randall Surveying Associates

Date of the inspection **Report reference number**

14th October 2022

240858

Related party disclosure

I have undertaken work for you previously, however I can confirm that I have no known conflict of interest in supplying this report to you. I have no record of having undertaken work with regard to the vendor or to the property in the past.

Full address and postcode of the property**Weather conditions when the inspection took place**

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

Status of the property when the inspection took place

The property was occupied at the time of my inspection.

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.

Condition ratings

Overall opinion of property

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

This report reflects the condition of the various parts of the property at the time of our inspection. Condition ratings are defined as follows: Condition Rating NI Not inspected, Condition Rating 1 - No repair is currently needed, Condition rating 2 - defects that need repairing or replacing but are not considered to be either serious or urgent, Condition rating 3 - defects that are serious and/or need to be repaired, replaced or investigated urgently

In my report I refer to approximate timescales for repair work etc, and for your guidance and the avoidance of doubt, my definition of these is as follows: Short-term - urgent (immediately/ within a year); Medium-term - maintenance (one to five years); Long-term - future potential repairs (five years/on-going maintenance).

Any directions given in this report are taken from the main road frontage facing the front of the property

Defects could arise between the survey and your occupation, particularly if there are prolonged spells of inclement weather and if several months elapse before occupation. You should obtain full building insurance cover for the property as soon as contracts are exchanged.

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
2 There are documents associated with the following elements that have not been supplied by your solicitor before exchanging contracts.

Element no.	Document name	Received
D1	Building regulations completion certification for loft extension	
C4	Building regulations completion certification for rear extension	
G2	Planning permission and building regulations completion certification outbuilding	
F	Certification for all services required including electricity gas and boiler	

Elements that require urgent attention
3 These elements have defects that are serious and/or need to be 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

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

Element no.	Element name
D2	Roof coverings
E1	Roof structure
E4	Floors
F1	Electricity
F2	Gas/oil
F4	Heating

Element no.	Element name
G3	Other

1 **Elements with no current issues**
No repair is currently needed. The elements listed here must

Element no.	Element name
D1	Chimney stacks
D3	Rainwater pipes and gutters
D5	Windows
D6	Outside doors (including patio doors)
D7	Conservatory and porches
D8	Other joinery and finishes
E2	Ceilings
E3	Walls and partitions
E5	Fireplaces, chimney breasts and flues
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase joinery)
E8	Bathroom fittings
F3	Water
F5	Water heating
F6	Drainage
G2	Permanent outbuildings and other structures

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
D9	Other
E9	Other
F7	Common services
G1	Garage

Further Investigations

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

--

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

About the property

Type of property

The property is a detached house over three floors having been extended to loft with a large rear single story extension. It has been refurbished in more recent years.

Approximate year the property was built

Based on my knowledge of the area and housing styles, I think the property was built between 1890 to 1910.

Approximate year the property was extended

The rear extension is likely to have been introduced within the last five years and the loft extension over ten years ago, although confirmation should be sought through enquiries of the vendor in this regard.

Approximate year the property was converted

Not applicable.

Information relevant to flats and maisonettes

Not applicable.

Construction

The building is of traditional construction with multi-pitched tiled roof and flat roof over solid brick walls and solid and timber floors. The windows are replacement double glazed. The extension to the rear is assumed to have cavity walls and has a living flat roof.

Accommodation

	rooms	Bedrooms	Bath or	Separate	showert	toilet	Kitchen	Utility	room	Conservatory	Other
Ground	3	1	1								
First	4	2									
Second	1	1									
Means of escape											

The main escape routes in the event of a fire are via the front and rear exits.

Enquiries of the vendor should confirm when the smoke alarm system was introduced, manufacturer's

recommendations for replacement and that it has been maintained according to manufacturer's instructions. Due to age, replacement may be required.

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

Not available.

Issues relating to the energy efficiency rating

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)

Other energy matters

C

Location and facilities

Grounds

The property has surrounding garden areas to the front, left and rear. There is available off-street parking from the gates to the rear left. The building is on a corner plot.
There is an outbuilding to the rear of the garden with full facilities.

Location

The property is located in Ealing in West London. The road outside the home is residential in nature. The property is close to the flight path which may impact on demand on resale and you should be aware of this potential impact.

Facilities

The property is situated in an established residential area with properties of similar character and age, convenient for all local amenities and transport facilities.

Local environment

The property is in an area that has clay sub-soils that could affect the stability of foundations (see section I1 Risks).
The property is in an area that is unlikely to flood (see section I2 Risks).

Other local factors

D

Outside the property

Full detail of elements inspected

Limitations on the inspection

My inspection of this property covered all those parts of the building that could be seen either from ground level externally or from the interior, including accessible roof spaces. In drafting this report, I have limited comment to the more material matters and in particular have not listed individually such minor items as slightly loose door or window fittings or minor decorative blemishes which have no structural significance. I have not arranged for any investigations to be carried out to determine whether or not High Alumina cement concrete or calcium chloride additive or other deleterious materials have been used in the construction of this property and I am therefore unable to report that the property is free from risk in this respect.


Many parts of a building such as foundations and sub-floor areas are concealed during construction and I do not disturb these. It follows, for practical reasons, that I have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible, and I am, therefore unable to report that any such part of the property is free from defect.

I cannot confirm what lies between the two leaves of cavity wall in terms of whether insulation is in place, the quality of the insulation and the condition of the wall ties.

Roofs and walls were viewed from ground level and relevant vantage points. The upper roof was viewed by camera angle only. There was a limited view to the right side wall as this abuts the adjacent property.



D1 Chimney stacks

A number of stacks have been removed and the roof made good. No particular issues were noted in this regard. To the right side there is a single flue stack. 

You will appreciate that as these structures are on the most exposed part of the building, they will be prone to heavier weathering. Good maintenance is therefore essential and a closer examination of chimneys may reveal more problems than from ground level.

The chimney appears to be in a structurally sound condition with no evidence of any unacceptable thermal cracking or deviation from vertical. I am unable to comment on the condition of the cement at the top of the stacks as this could not be viewed from ground level. It is not unusual to find such cement fillets are defective and so repairs should be anticipated.

There are disused flues. The redundant chimney pots should be removed and the flues capped off and ventilated to prevent moisture penetration and condensation.


Brickwork and pointing between was in a reasonable condition and no significant issues were noted at the time of inspection. There are metal flashings at the base of the stack where it meets the roof and no evidence to suggest any current leakage, although this has leaked in the past. These are an area of weakness within a building of this age, and maintenance should be anticipated should be anticipated in the medium-term to prevent dampness occurring which can affect roof timbers.

Condition rating 1. A close inspection should be undertaken when next carrying out works at roof level. Due to exposure from weathering, minor repairs are often required to help prevent damp penetration.



Photo - 3

D2 Roof Coverings

The main roof is multi-pitched and tile covered. There is a conical roof to the front left, an upper flat roof and a living roof over the rear extension. 

The main roof slopes were noted to be acceptably even and free from any undue distortion, deflection or distress which indicates that the roof frame is dealing adequately with the imposed load of the roof covering.

The ridge tiles and roof tiles were in a reasonable condition for age, however there are slipping tiles to all of the roof slopes and cracked and deteriorating tiles to the central rear which will require replacement. Normal maintenance elsewhere will be needed in the short to medium-term and on an on-going basis, due to the age of the roof cover.

To the top of the conical section, the weathervane has been taped in-situ which is a temporary repair and this may be a weak joint. Inspection is recommended and remedial action likely to be required in the short term.

Condition rating 2. I recommend you instruct a competent roofing contractor to inspect and quote for remedial action.

Where scaffolding is required, this increases the costs of works.

The upper flat roof is covered in roofing felt. Enquiries of the vendor should confirm when this was introduced. There was no evidence of current damp penetration. Felt coverings to flat roofs have limited durability and can require patching repairs at any time. Full stripping and re-felting is normally needed at 10-15 year intervals. Modern elastomeric felts or fibre glass are available which have better durability and resistance to splitting than traditional felt and although more expensive, should be specified when seeking estimates for re-felting. When the flat roof is next refurbished, the insulation and ventilation to the roof structure should be checked and upgraded if necessary.

To the rear single storey section there is a living roof with plant growth upon it. There was no evidence of damp penetration beneath. Enquiries of the vendor should provide a warranty for the roof and the on-going maintenance requirements with potential costs in this regard.



Photo - 4



Photo - 5



Photo - 6

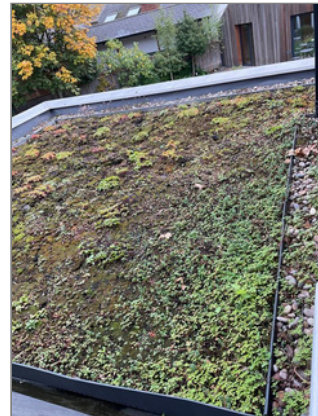


Photo - 7



Photo - 8



Photo - 9



Photo - 10



Photo - 11



Photo - 12



Photo - 13



Photo - 14

D3 Rainwater pipes and gutters

Rainwater fittings are of replacement plastic specification.

Rainwater goods comprising PVC gutters and downpipes, the alignment and general condition of

1

which appear satisfactory from ground level. I would stress, however, that it was not raining at the time of my inspection and I cannot therefore comment as to whether the gutters and downpipes are free from leakage. I recommend that the fittings are checked during a period of rainfall in order to establish whether there are any defective joints or other defects requiring attention.

In view of the profusion of trees in the surrounding area, it is recommended that the gutters be inspected once a year after the leaves have all fallen in the autumn to ensure that the gutters and downpipes are not blocked.

Around the garden areas close to the building, ground drainage has been introduced. Enquiries of the vendor should confirm where this runs to. These drains must be kept clear of debris and cleared out on a fairly regular basis to prevent pooling of water.

Condition rating 1. Further information required.

Defective rainwater goods are a common cause of dampness which can in turn lead to the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems are to be avoided. There was no evidence of ground water run-off issues.

Surface water drains have not been tested and their condition or effectiveness is not known. Similarly, the adequacy of soakaways has not been established although you are advised that they tend to silt up and become less effective with time.

To the rear extension there is a metal valley. No significant issues were noted and there was no evidence of damp penetration.



Photo - 15

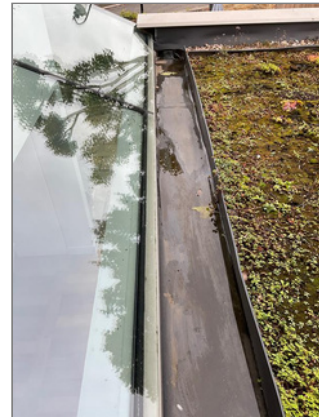


Photo - 16

D4 Main walls

The main walls are of solid brick construction, brick facing and part timber clad with tile hung sections to the dormer projection. There are also rendered sections to the right side and the rear extension.

To the front between the ground and first floor there are metal end pieces either side of the building which, I assume, have metal rods running across the building to prevent outward movement. Although there was no evidence of a significant movement issue, these would have been introduced after construction, therefore enquiries of the vendor should ascertain whether they have any knowledge of when and why these were introduced.

The walls were found to be generally level and upright with minor distortion consistent with age. There was some minor bowing at the upper levels, although not significant enough to warrant rebuilding.

There was some deterioration to the brickwork and pointing between brickwork as well as spalling bricks. Spalling occurs when brickwork becomes wet due to rain and if freezing conditions occur before the bricks dry out, the entrapped moisture expands and forces off the hard face of the brick, exposing the softer inner face. The worst of the areas was to the upper central rear. Patch re-pointing will be required in the short to medium-term to prevent more rapid deterioration and damp penetration. Where scaffolding is required, this increases the costs of works.

When any re-pointing is carried out it is essential that the joints are raked out sufficiently, usually to a depth not less than 12mm so that the new pointing is given sufficient key. Failure to do this can result in the new pointing simply cracking and falling out over a relatively short timescale. The pointing itself should not be stronger than the bricks to which it is applied. Too high a cement content can allow shrinkage cracking.

To the render there are some minor cracks and past cracks which have been filled. On-going maintenance will be required. To the right side this will involve access to the adjacent property land.

Condition rating 3. I recommend you instruct a competent building contractor to quote for remedial action as noted above.

The timber clad section was free from serious defect. On-going maintenance of finishes will be required. This is an unusual finish in a property of this age. I cannot confirm whether this is original. It may also mask issues behind to both timber and walls, although there was no evidence of damp penetration internally.

The rear extension was free from serious defect with no structural issues or serious issues noted.

In view of the age of the property it cannot be readily assumed that the windows and door openings are provided with adequate lintels to support masonry above. Consequently, the need to provide these in future cannot be ruled out, particularly if you envisage renewing door or window frames. There is no evidence to suggest any defects in this regard with no significant deflection over openings noted.

Window sills were free from serious defect with no evidence of damp penetration beneath at the time of inspection.

Walls appear structurally satisfactory with no evidence of current subsidence, settlement or other forms of significant structural movement.

I have not been advised of any history of past movement and noted no signs of current ground or other structural movement affecting the property. Enquiries of the vendor should confirm whether there have been any underpinning or structural works in the past as this can affect buildings insurance and demand.

Clay sub-soils are susceptible to relatively significant volume changes due to moisture variations caused for example by seasonal changes, drought and trees.

Having regard to the age of the property, I believe that if the foundations were exposed, they would be found to be of an inadequate depth if compared to the current requirements of the Building Regulations. Whilst I am not suggesting that the Building Regulations could or should be applied

retrospectively, I do recommend that confirmation should be obtained from your proposed building insurers that the property will be insured on an all risk basis and therefore if future problems with ground movement were ever encountered that this would be a fully insured peril.

In places, the external ground level is less than 150mm below the correct damp proof course level. The ground level should be reduced and paving re-laid as necessary. This is to the left side where an air brick is at ground level.

There is a lack of sub-floor ventilation to the rear where extended, unless the vendor can provide evidence of where the sub-floor ventilation runs. It is likely that this has been blocked off by the extension works.

Condition rating 3. Additional sub-floor ventilation is likely to be required to help prevent the build-up of conditions which can affect floor joists and timbers. This should not be significantly expensive to undertake, however cost estimates should be obtained prior to legal commitment to purchase.

Tests were made at regular intervals to the base of the walls internally where fixtures and fittings allowed together with specimen tests of the floors through the floor coverings adjoining plumbing installations to establish whether the property as a whole is subject to significant rising or penetrating dampness or plumbing leakage.

No adverse moisture readings were noted at the time of inspection, indicating that the damp proofing is currently effective. Enquiries of the vendor must confirm any damp proofing works undertaken, as a damp proof course in a building of this age will have failed or is likely to fail soon due to age. If damp proofing is required to the entire building in the future, this will be expensive to undertake. Guarantees for past treatment should be sought through enquiries of the vendor.



Photo - 17



Photo - 18



Photo - 19



Photo - 20

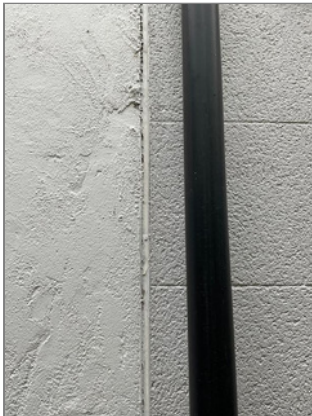


Photo - 21



Photo - 22



Photo - 23



Photo - 24



Photo - 25



Photo - 26



Photo - 27



Photo - 28

D5 Windows

Windows are of mixed specification with replacement timber double glazing, roof slope double glazing and double glazing to the extension.

You should ask your legal adviser to check whether the double-glazed windows have either building regulation approval or have been installed by a contractor registered with FENSA. Guarantees should be in place and pass with title and obtained from the vendor.

Where there is a full length glass panel to the extension, this is a potential safety hazard of which you should be aware as this can be readily walked into.

There is a timber single glazed unit to the stairs area. This will be poor for insulation and security purposes. On-going maintenance will be required of finishes to prevent wet rot.

Condition rating 1. The property must be maintained in the normal way

1



Photo - 29



Photo - 30

D6 Outside doors (including patio doors)

The doors are of mixed specification with double glazed units and single glazed timber front door.

1

You should ask your legal adviser to check whether the double-glazed doors have either building regulation approval or have been installed by a contractor registered with FENSA. Guarantees should be in place and pass with title and obtained from the vendor.

The timber single glazed front door was free from serious defect although it is poor for insulation and security purposes.

Condition rating 1. The property must be maintained in the normal way.

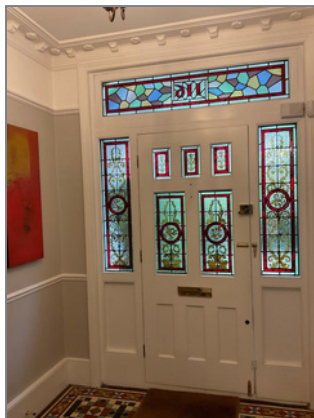


Photo - 31

D7 Conservatory and porches

Storm cover to front was free from serious defect. Ongoing maintenance of finishes to roof tile and time et will be required. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

1

D8 Other joinery and finishes

Eaves level fascia and soffit boarding appeared satisfactory, but a closer inspection may reveal areas of wet rot behind guttering.

1

The cladding in timber to the left side was free from serious defect. This has painted finishes.

There was no evidence to suggest any significant issues.

Condition rating 1. The property must be maintained in the normal way.

D9 Other

Not applicable.

NI

E

Inside the property

Inside the property

Limitations on the inspection

The property was occupied at the time of my inspection being fully furnished and floors part covered with extensive household storage. This prevented a detailed inspection of some areas of the property. Where a property is occupied or fully furnished, has extensive floor coverings and cupboards are full of stored items, this again limits the inspection possible, particularly of floor surfaces. I did take random check readings with my damp meter through the fitted carpets.


The loft has been built into forming additional accommodation with limited eaves access.

Calculations of the load bearing capacity of floors, structural steelwork or pre-cast concrete framework have not been carried out and I can give no opinion as to their strength or suitability for your purposes.

The property has been refurbished internally and decorated fairly recently which can mask issues behind.



E1 Roof structure

The roof space has been built into forming additional accommodation for which building regulations approval and completion certification should be in place and confirmed through normal legal enquiries. The structure, level of insulation and ventilation was hidden with the construction of the extension. 

A steel beam was noted across the front within the eaves. Within the eaves, the lining was in a satisfactory condition.

Certain sections of the roof structure could not be examined in detail, such as the lower ends of the rafters and the wall plates. If these timbers have been in contact with dampness for some time it is possible that decay may have occurred.

A general inspection of the roof timbers has been made but I have not examined all surfaces of every length of timber because of the style of construction and restricted access.

To the conical section, there was no significant undue deflection of timbers or other obvious deficiencies which indicates that the framing is performing satisfactorily for its age. In this area there was no insulation and introducing insulation is recommended.

Improving insulation generally is recommended and enquiries of the vendor should confirm whether they have any knowledge of the level of insulation to the loft extension and flat roof areas. To the rear extension this should be in accordance with building regulations at the time of construction. Inappropriate insulation to older loft conversions can cause condensation issues which can affect roof timbers.

Condition rating 2. Further information required.

Within the eaves there is a horizontal water tank. Enquiries of the vendor should confirm that this was specified to be used horizontally, otherwise if it is vertical tank used horizontally it can cause

issues.

There is an old birds nest and you should be aware that this can readily reoccur.



Photo - 32



Photo - 33



Photo - 34

E2 Ceilings

Ceilings are of lath and plaster specification with plasterboard to the extension.

1

The undersides of the ceilings have been tested by applying light pressure to see if there is any loss of key in the lath and plaster ceilings.

Where the ceilings are of lath and plaster construction and generally cracked, I must remind you that their condition can quickly deteriorate if alterations are carried out which involve vibration to the structure.

Minor irregularities and undulations were noted although these are not considered unusual in the type and age of property.

When moving into and out of a property the vibrations caused can lead to issues to lath and plaster ceilings in terms of cracking and de-stabilisation. Additional works may be required to the age and specification of this age and type of ceiling.

Condition rating 1. The property must be maintained in the normal way.



Photo - 35

E3 Walls and partitions

Internal walls are of solid and stud specification with plaster finishes and decorative finishes over these. The walls were found to be level and upright with no significant distortion noted.

There is some minor distortion to the openings to the first floor. This is consistent with age, with no evidence to suggest structural issues. The internal walls appear structurally sound with no obvious evidence of internal structural movement. Both the walls and the various doorways and window sills were tested with a spirit level and found to be plumb. Minor blemishes may be dealt with on routine re-decoration.

There is some general cracking and distortion which is quite common in all property, particularly at the margins of the ceilings and around the doors and windows. This is caused by shrinkage and other normal building movement. This is not a matter that should cause you undue concern being largely cosmetic.

Plaster finishes to internal walls and partitions appear to be satisfactory. However, defects to plasterwork may become apparent when wallpaper or other finishes are removed.

The original rear ground floor wall of the house has been partly removed. No problems were noted and brickwork would appear to be adequately supported. Enquiries should be made of the Local Authority with regard to this, although if there is no record it is unlikely any action will be taken.

Condition rating 1. The property must be maintained in the normal way.

1



Photo - 36



Photo - 37



Photo - 38

E4 Floors

As the property was occupied and the floors concealed to the majority by carpets and other coverings, together with furniture and effects, a proper inspection of the floors could not be made.

This is only possible on taking up floor coverings and a considerable number of the floorboards. I cannot, therefore, report that all timbers are free from rot or other defects. Where there are furnishings covering flooring, I have not walked upon those areas.

The rear first floor has uncovered flooring which is poor for insulation purposes between floors.

There are a few creaking boards to the first floor and maintenance should be anticipated prior to next covering. There was no significant slope or spring noted underfoot.

Where walked upon suspended floor surfaces revealed minor spring and unevenness but this is within acceptable limits for domestic construction and is not significant.

There was nothing outwardly apparent that would prevent the floors use for normal domestic loading.

It cannot be confirmed that the loft conversion was carried out in accordance with Building

Regulations particularly in respect of floor strengthening but given the confines of this inspection, there were no signs of significant defects.

2

To the entrance hall there are a number of cracked and deteriorating tiles.

Condition rating 2. These tiles can be difficult to match in due to age.



Photo - 39

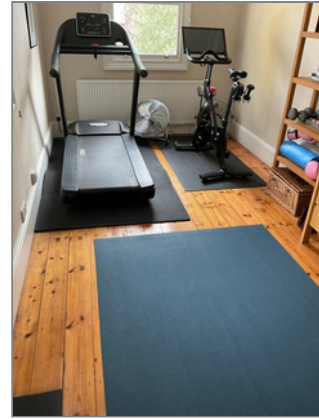


Photo - 40

E5 Fireplaces, chimney breasts and flues

The majority of fireplaces are blocked, no particular issues were noted in this regard.

1

Where the fireplaces are open to the ground floor, they do not appear to have been used in recent years. Where fireplaces are open, it is essential to have the flues swept if you intend to use these as working fireplaces. However, original flue linings, if any, in a building of this age are likely to have perished and require renewal. This can lead to leakage of harmful flue gases, particularly if there are redundant flues adjacent. This is a matter of safety, therefore they should not be used unless swept.

Condition rating 1. The property must be maintained in the normal way.



Photo - 41



Photo - 42

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

The kitchen fittings and built-in cupboards were in a satisfactory condition. These are subject to your own requirements.

The kitchen fittings include built in cooking appliances. No comments can be given as to the condition or safety of these appliances.

Condition rating 1. The property must be maintained in the normal way.

1



Photo - 43



Photo - 44



Photo - 45



Photo - 46

E7 Woodwork (for example, staircase joinery)

Internal doors, door surrounds, skirting boards and staircases were all free from serious defect at the time of inspection.

The internal doors have suffered some wear and tear. They do not fit perfectly but otherwise they appear to be satisfactory for their purpose.

My inspection revealed no evidence of any significant rot or active wood boring beetle infestation. However, having regard to the limitations of the inspection and the age of the property, some timber defects are likely to be present unless previous treatment has been properly carried out.

1

Enquiries of the vendor should confirm whether any timber treatments have been undertaken and if so, guarantees should be in place and pass with title. They should also confirm exactly where any treatment was undertaken.

There was no visible evidence of a dry rot outbreak at the time of my inspection. However, dry rot can live unseen behind plaster or in brickwork and whilst I have taken all reasonable care in our investigations, hidden dry rot could be present in areas I was unable to inspect.

Condition rating 1. A full inspection of flooring and other timbers when they become exposed is recommended as in a property of this age there is a likelihood that infestation has occurred in the past. Treatment may therefore be required. There is a risk of hidden defects.

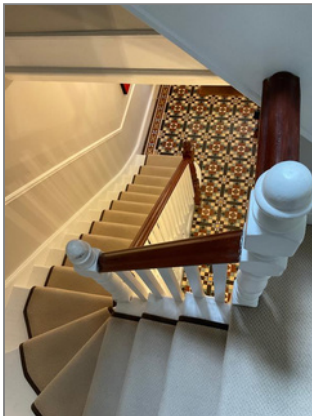


Photo - 47

E8 Bathroom fittings

Bathroom fittings were free from significant impact damage or leakage noted at the time of inspection.

1

The sealants around the edges of baths and wash hand basins can leak and damage adjacent surfaces. If not repaired quickly, wood rot can soon develop. The boxing and panelling around baths and other appliances can keep these problems hidden. It is important to ensure that the tiling and seals are properly made and maintained at the junction between wall surfaces and baths, showers etc., as damp penetration can lead to the development of fungal decay in concealed areas. This may not become apparent until a major attack has developed necessitating extensive and costly repairs.

Condition rating 1. The property must be maintained in the normal way.



Photo - 48

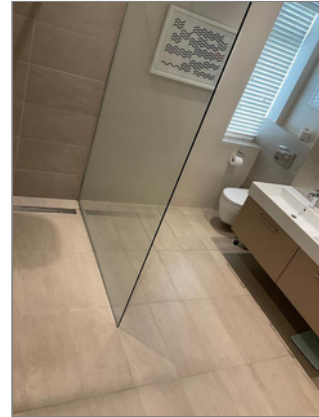


Photo - 49

E9 Other

Not applicable.

NI

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 suitability of the main supplies and acceptability of the installations connected to them is something on which the gas, water and electricity authorities have the final word. This applies perhaps most particularly to the Gas Board who should be asked to inspect if you want to be completely assured on this.

As far as the service installations (gas, electricity, hot and cold water, space heating and drainage) are concerned, our inspection was a limited superficial one and in the absence of specific tests I cannot give any warranty as to their condition, design or efficiency.

The installation of central heating is a specialist matter governed by regulations set out by various bodies. I cannot guarantee that the installation fully complies with these regulations. If you require further assurance on the heating installation, I must recommend that a specialist heating engineer is asked to inspect and report on the system.

Underground pipes from rainwater downpipes or gullies were not traced or tested.

The main service installations within this property have been the subject of a purely visual inspection only and have not been formally traced or tested by me in any way. The information provided within this part of the report is purely for your initial advice and consideration only. However, I do make the following initial observations at this time.



F1 Electricity

Safety warning: *The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice, contact the Electrical Safety Council.*

The consumer boards are located in the rear ante room. There is electricity run to the outbuilding. There was no outward evidence to suggest any significant issues to the system.

2

Installation certification for light fittings, fixtures, sockets and switches should be in place and confirmed through enquiries of the vendor. In the absence of such it would imply works by a non-compliant contractor and therefore be a safety issue. Unless the property has been rewired as a whole the wiring will be of mixed specification and some may require upgrading.

You should note that the electricity board recommend an electrical test every five years or at each change of ownership and we recommend that such a test should be carried out by a NICEIC registered electrician prior to purchase in order to ensure that the installation is safe and to establish the cost, if necessary, of having it upgraded to current standards.

In the absence of a test and report by a qualified electrician, you must understand that there may be defects to the wiring and installation which are concealed. I have not tested any switches, sockets or wiring. Over a period of time some upgrading should be anticipated as it is likely with a property of this size and age that some of the wiring will be of an older age and type.

Condition rating 2. Further information required.



Photo - 50

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.

No test of the gas installation has been made but there was no noticeable smell of gas within the property to indicate the presence of significant leakage. You should note that all alterations or installations of pipework or appliances must be carried out by Gas Safe registered installers.

All gas appliances, pipework and flues should be the subject of an annual service by a competent engineer i.e., Gas Safe registered. Works to gas appliances etc by unqualified personnel is illegal. Unless evidence can be provided to confirm that there has been annual servicing, I would recommend that you commission such a service prior to use to ensure safe and efficient operation. Condition rating 2. Further information required.

F3 Water

The stop valve has a blue plastic intake pipe, indicating likely replacement from mains to building.

Enquiries of the vendor should confirm. Originally this would have been in lead and constitutes a potential health risk if it is left in situ.

The plumbing, where visible, comprises copper pipework. No significant leakage was noted on the surface, although most of the pipework is concealed in ducts and floors.

I am unable to confirm the condition of the supply pipe from the water authority mains in the road into the property and it is not unusual to find such supply pipes need to be replaced in a property of this age. It is essential that the age and condition of the cold water supply pipe is ascertained.

It is important to ensure that the tiling and seals are properly made and maintained at the junction between wall surfaces and baths, showers etc., as damp penetration can lead to the development of fungal decay in concealed areas. This may not become apparent until a major attack has developed necessitating extensive and costly repairs.

The property is believed to benefit from a mains water supply. Prior to exchange of contracts, I

recommend that legal enquiries should be made of the vendor/the local water authority to determine whether the incoming water supply has been renewed in more recent years. If so, copies of any documentation should be obtained.

In the event that confirmation cannot be obtained on this point then I advise that having regard to the age of the property it is likely that if the supply pipework from the mains supply to the property (and which is the responsibility of the individual property owner) were inspected it would be found to be currently ineffective and possibly leaking.

In addition, if a water meter is not currently fitted it is possible that the water authority may fit a water meter following completion of your purchase and which may then reveal leakage and the need to undertake repair. It is, therefore, important that further investigation on these points should be concluded in order that the extent of any future repairing liability can be determined.

Condition rating 1. Further information required.



Photo - 51



Photo - 52

F4 Heating

Central heating to radiators and underfloor heating to the rear ground floor is supplied by a gas boiler which was in operation at the time of inspection. Installation certification and service records should be in place and confirmed through enquiries of the vendor. In the absence of such it would imply works by a non-compliant contractor and therefore be a safety issue.

As with all gas fired appliances, it is essential that the boiler is maintained in accordance with the manufacturer's instructions and it should be subject to a routine annual service. If there is no evidence to suggest that the boiler has been serviced within the past 12 months, you should have it checked by a Gas Safe registered heating engineer prior to purchase. This should extend to the adequacy of the flue and ventilation arrangements. I cannot confirm the condition or effectiveness of the system.

Condition rating 2. Further information required.

2



Photo - 53



Photo - 54



Photo - 55

F5 Water heating

Hot water is supplied by a horizontal tank located in the loft and confirmation is required that this is specified to be used horizontally rather than vertically, otherwise issues could occur to the system. There was no evidence of leakage at the time of inspection.

1

Condition rating 1. Further information required.



Photo - 56

F6 Drainage

In a property of this age, there is a likelihood that drain defects will have developed. It should be appreciated that an inspection of the accessible manholes cannot conclusively confirm that other hidden areas are free from defect. This can only be ascertained by a detailed drains test. Enquiries of the vendor should be made in this regard to ascertain whether there have been any issues in recent years. Drain covers were inlaid and stuck in place and not lifted.

1

The waste pipes and soil stack appear to be satisfactory where a surface inspection is possible, although for the most part they run in ducts and cannot be inspected.

Condition rating 1. Further information regarding any issues to drainage should be sought through enquiries of the vendor. This will run under the building at certain points, therefore in a property of this age it would be prudent to have the system inspected so that you are aware of the condition of the pipework as it could impact grounds, boundaries and building.

F7 Common services

Not applicable.

NI

G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

I inspected the subject property garden only and had no access to any other gardens or surrounding areas. Parts of the fences were covered with plant growth limiting inspection.

I cannot confirm the level of insulation and all the construction elements to the outbuilding. The rear was unseen.



G1 Garage

Not applicable.

NI

G2 Permanent outbuildings and other structures

The building has timber cladding and is brick facing to the right side. I assume it is of cavity brick construction, although enquiries of the vendor should be made in this regard. The timber cladding to the roof and walls will require on-going maintenance, most likely on an on-going basis and you should be aware of the costs in this regard. If not maintained, the timber will rapidly deteriorate.

All services have been run to the outbuilding, indicating that it can be used as a separate dwelling, therefore planning permission should be in place and confirmed for having kitchen and bathroom facilities. The vendor should also confirm that the foul waste runs to the mains. This has a separate heating system. No significant issues were noted at the time of inspection.

Condition rating 1. The property must be maintained in the normal way.

1



Photo - 57



Photo - 58



Photo - 59

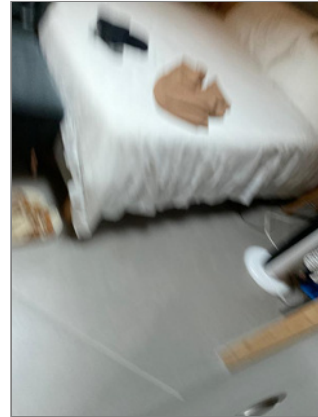


Photo - 60



Photo - 61



Photo - 62



Photo - 63



Photo - 64



Photo - 65

G3 Other

The grounds and boundaries were free from serious defect at the time of inspection.

Ownership of the boundaries should be ascertained by your legal adviser in order that you may be aware of your liabilities in this respect.

Damage to foundations and underground services can be caused by trees and shrubs. There are a number of these in the vicinity of the building, on-site and to the pathway. Although there were no signs of structural damage attributable to trees at the time of the inspection the possibility of future problems cannot be ruled out. Trees and shrubs should not be allowed to overgrow the property though total removal of trees or pruning should not be undertaken without specialist advice as this could also result in damage. Trees close to boundaries can cause neighbour disputes which can impact on demand on resale, therefore it is important that specific enquiries of the vendor are made as to whether there have been any disputes in the past due to trees. Tree Preservation Orders may be in place and these should be confirmed through enquiries of the vendor.

To the front left, the tree is encroaching towards the building and cutting back is recommended as this would impact the building.

Condition rating 2. On-going management of trees, grounds and boundaries will be required.

Geological survey maps indicate that the sub-soil is generally of a clay nature. I have not carried out tests of the sub-soil, but properties built on clay sub-soil can be affected by future subsidence and settlement of the foundations and you must ensure that the property is fully insured against such risks before you exchange contracts.

There is bamboo to the adjacent property which can impact grounds, boundaries and the outbuilding. It can also affect mortgage availability. You should be aware of the risks in this regard as it is an invasive plant.

A visual inspection of the grounds was carried out during the course of my inspection. At the time of inspection, no evidence of any invasive plants, such as Japanese Knotweed and Hogweed, was seen. However, the presence of such vegetation can be difficult to identify during its early growth cycle or during the winter months when such plants die back. Furthermore, where the plants are concealed in dense vegetation or deliberately concealed by property owners, the vegetation may not be visible during the inspection. No inspection was carried out in adjoining land.

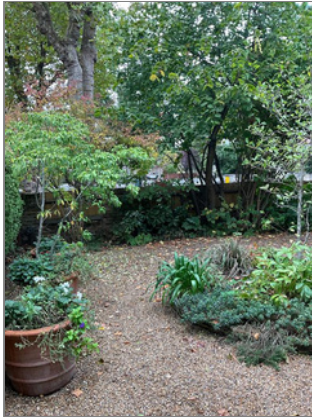


Photo - 66



Photo - 67



Photo - 68

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

Planning permission, building regulations approval and completion certification for the rear extension, loft extension and outbuilding is required, together with associated internal wall removal to the rear ground floor should be in place and confirmed through normal legal enquiries.

H2 Guarantees

Guarantees for double glazing should be in place and confirmed through enquiries of the vendor.

Guarantees for any damp proofing and timber treatments should be in place and confirmed through enquiries of the vendor.

A warranty for the extension to the rear and for the outbuilding should be in place and confirmed through enquiries of the vendor.

H3 Other matters

I understand that you propose to purchase the property by way of the freehold interest with vacant possession upon completion and I assume for the purposes of this report that there are no restrictive covenants or other encumbrances affecting the property.

I

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

Not significant risks noted, although external maintenance is required to the roof and the walls.

I2 Risks to the grounds

Trees are a potential risk. See G3 Other.

I3 Risks to people

Installation certification and service records for all services should be in place and confirmed through enquiries of the vendor.

I4 Other risks or hazards

Your legal advisers should ensure that the Property Information Questionnaire, which is completed by the seller, asks whether the property has been affected by Japanese Knotweed. If the answer is “Yes” a further inspection by a specialist contractor in this field will be required and we also reserve the right to alter our overall opinion of the property, as this can affect mortgage availability and value.

There was no evidence of any deleterious or hazardous materials in the vicinity nor any significant environmental issues.

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**J2 Heating****J3 Lighting****J4 Ventilation****J5 General**

K

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number **Qualifications**

01012589MRICS

Company

Randall Surveying Associates

Address

Millington House, 79 Main Road, Danbury, Essex, CM3 4DJ

Phone number

02074584154

Email **Website**

admin@r-sa.co.uk www.r-sa.co.uk

Property address**Client's name****Date the report was produced**

25th October 2022

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.

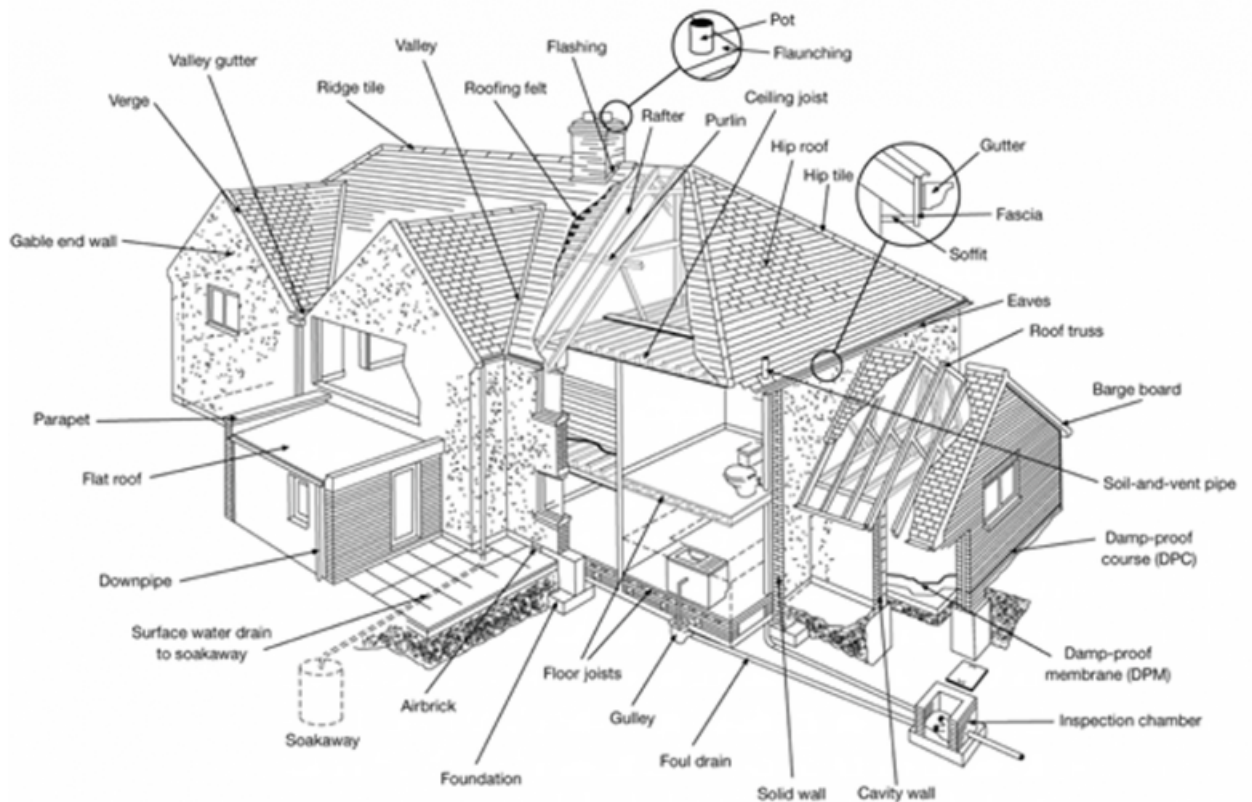
N

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...

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.

This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted into the document, or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.