



 SHIRE SURVEYORS
CHARTERED SURVEYORS



LEVEL 2

Your survey report

Property address

Client's name

Consultation date (if applicable)

N/A

Inspection date

Surveyor's RICS number

2

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About the inspection and report

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

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying the property
- take into account any 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 are not covered by these terms and conditions, and must be covered by a separate contract.

About the inspection

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

 **Reminder**

Please refer to your **Terms and Conditions**, that were sent to you at the point you (the client) confirmed your instructions to us (the firm), for a full list of exclusions.



About the inspection

Surveyor's name

Surveyor's RICS number

Company name

Shire Surveyors Limited

Date of the inspection

28th May 2021

Report reference number

9166

Related party disclosure

I am not aware that there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.

Full address and postcode of the property

Weather conditions when the inspection took place

At the time of our inspection the weather was dry and bright following a period of changeable weather conditions.

Status of the property when the inspection took place

At the time of our inspection the vendor was present. The property was furnished and the floors were covered.

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

Important note

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

B

Summary of condition ratings

Overall opinion of property

The current vendors had the property constructed in 2011. When the property was nearing completion, they started to run out of money and left the second floor unfinished. They have recently plaster boarded with plaster skim and installed Velux windows. However, the ensuite bathroom requires fitting and finishing and the top floor requires redecoration.

The property is considered to be a reasonable proposition for purchase. Our opinion is based on the assumption that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. All should be dealt with as soon as reasonably possible to avoid unnecessary deterioration. Those which should be given priority and for which you should obtain competent trade contractors estimates and reports for before a legal commitment to purchase have a Condition Rating of 2 and in particular 3.

Provided that the necessary works are carried out to a satisfactory standard, there should not be any particular difficulties on resale in normal market conditions. The market has improved but remains uncertain. You should therefore regard your purchase as a medium to long term investment.

In any building, there are always standard maintenance matters which need attention from time to time.

It is recommended you obtain specialist trade estimates and reports before you legally commit to the purchase so that you can adequately budget for expenditure. If you do not follow this advice you must accept the risk that adverse factors may come to light in the future.

Should you decide to proceed without following our advice you will have to accept the risk that adverse costly factors might come to light in the future.

In recent years, extreme weather conditions have been experienced including high winds, heavy snow and rainfall. Inspection from ground level may not reveal minor defects which could prove problematic in such conditions. It is therefore important that roof coverings and valleys, chimneys and flashings, and rainwater fittings etc are checked and maintained regularly.

The legal matters identified in Section H should be noted and satisfactorily completed by your conveyancer before a legal commitment is entered into.

Covid 19

Comparable evidence used in arriving at our valuation is taken from sales prior to the outbreak of the Covid-19 pandemic and after the lifting of lockdown restrictions. Since estate agencies resumed operations in mid-May 2020 there has been a high number of sales in the area, indicating strong demand. Prices obtained in recent sales appear to be at a similar level to those achieved prior to March 2020. At this stage we are unable to comment on any medium- or long-term effects on values as a result of the pandemic and advice provided is based on the current market.

B

Summary of condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.



Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Document name	Received
F1	Obtain Electrical Installation Condition Report.	
F2	Obtain Gas Safety Certification.	
F4	Obtain Boiler Installation Compliance Certificate.	
H1	Obtain planning permission and Building Regulation completion certification for the construction of the property in 2011.	



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	Comments (if applicable)
F1	Electricity	
F2	Gas/oil	
F4	Heating	

B

Summary of condition ratings

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	Comments (if applicable)
D6	Outside doors	
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	Comments (if applicable)
D1	Chimney stacks	
D2	Roof coverings	
D3	Rainwater pipes and gutters	
D4	Main walls	
D5	Windows	
D7	Conservatory and porches	
D8	Other joinery and finishes	
E2	Ceilings	
E3	Walls and partitions	
E4	Floors	

B

Summary of condition ratings

E5	Fireplaces, chimney breasts and flues	
E6	Built-in fittings	
E7	Woodwork	
E8	Bathroom fittings	
E9	Other	
F5	Water heating	
G1	Garage	

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
E1	Roof structure
F6	Drainage
F7	Common services
G2	Permanent outbuildings and other structures

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

A three-storey detached house with double detached garage. A studio room is located beneath the patio and is only accessed externally.

The front of the property faces approximately south east. All directions and room locations in this report are given as facing the property from the road.

Approximate year the property was built

2011

Approximate year the property was extended

Approximate year the property was converted

Information relevant to flats and maisonettes

Construction

Ironstone faced cavity walls being dry lined with plasterboard internally. Engineering brick and plastic sheet damp proof course. Pitched interlocking concrete tiled roof. Suspended ground and upper floors. Timber frame double glazed windows. PVC rainwater pipes.

Accommodation

	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Lower ground								1 Studio
Ground	2			1	1			1 Study
First		4	2					
Second		1						Unfinished ensuite



Energy efficiency

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

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

Energy efficiency rating

C:80

Issues relating to the energy efficiency rating

None noted.

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)

No other energy sources or services present.

www.ofcom.org.uk, the UK's communications regulator, provides information on mobile network availability, broadband and WIFI speeds etc.

Other energy matters

No other services or energy sources were noted. We recommend you ask the estate agents for a full copy of the Energy Performance Certificate (EPC) and consider reading this and implementing the recommendations contained in it the recommendations contained therein, subject to your budget. If you prefer you can download one online free of charge at: www.epcregister.com For a property to be legally let, the energy rating has to be a minimum rating of 'E'.



Location and Facilities

Grounds

The property is accessed via a shared driveway with off road parking for two vehicles in front of the double detached garage. A third parking space is located at the front of the property.

The property has a paved terraced patio located above the studio. A small garden is located to the rear right-hand side.

Location

The property is located in the village of Cottingham. The property is well located for good transport links to include the A427 trunk road which links Corby and Market Harborough.

Facilities

Limited village facilities available. A comprehensive range of facilities and amenities can be found in both Corby and Market Harborough town centres.

Local environment

The Property is in an area identified by Public Health England (PHE) as being at risk of contamination from Radon. This is a radioactive gas, invisible and with no smell, which escapes from some types of rock. If trapped in a building it can over time be a risk to health. Radon can only be detected by testing, and the minimum test period is three months. Testing is recommended. If corrective measures are needed, they should not be expensive in proportion to the value of the property. Radon's presence is not having a noticeable effect on the local property market in terms of values and saleability. Further information can be obtained from PHE at www.ukradon.org.

The property is in an area that has clay-based soils that could affect the stability of the foundations. These shrink in dry spells and can increase in volume in wet conditions. The possibility of problems occurring can increase if trees and other vegetation such as hedging and bushes are planted too close to a building. No plants with high water demand should be planted in close proximity to the property. The existing ones should be pruned and pollarded (thinned out and shaped) by a competent tree surgeon now and then on a regular basis. You should ensure your buildings insurance policy includes adequate cover for subsidence and heave damage.

The property is in an area that is designated as low risk of surface water flooding. However, due to the steep nature of the driveway you should ensure that the surface water drains are inspected and cleared regularly.

D

Outside the property



Outside the property

Limitations on the inspection

It must be accepted that this report can only comment on what is visible and reasonably accessible to the Surveyor at the time of inspection.

The property was inspected from ground level. Binoculars were used where necessary. It was not raining at the time of inspection and I am therefore unable to confirm that the roof, the roof flashings, the valley gutters and the rainwater gutters/downpipes are weathertight.

D1 Chimney stacks

1 2 3 NI

The property has a stone-built chimney stack located to the right-hand side elevation. It is surmounted by one clay pot and has lead flashings around its base.

1

It is in satisfactory condition allowing for normal weathering over the lifetime of the building.



Chimney stack.

A TV aerial is attached to the stack. The fixing should be checked from time to time for signs of deterioration and to ensure it remains secure.

The mortar flashing which forms the bedding of the chimney pots at the top of the stack could not be clearly seen. It should be checked when the chimney is next overhauled to ensure the pot remains secure.

Condition rating 1.



Outside the property

D2 Roof coverings

The roof is a pitched (sloping) timber-framed structure, covered with slate which have been laid over a presumed breathable lining. The lining provides a secondary defence against rainwater penetration. The covering is in serviceable condition.

1

Over the years roofing felt may decay particularly where it is dressed out under the bottom roof edges into the gutters. Eventually the felt rots back to a point where any water running down the top of the felt (which is driven in through the roof coverings) can then drop onto the roof edge timbers and cause consequential decay problems. If remedial work is needed this could prove costly as it may involve stripping back the bottom few courses of the roof covering and battens, splicing in new sections of under felt, and reinstatement. The provision of safe access (normally from scaffolding) for the work also tends to be expensive.

The property has two fibreglass lined valley gutters to the rear elevation. These are at the junction of the roof slopes. The nature and condition of the lining appears to be satisfactory although they are currently blocked with vegetation. Leaves will need to be cleared regularly. Periodic inspections and clearing are recommended.



Unblock valley gutter.

Moss growth was noted in places. It is difficult to eradicate moss fully and you should be aware that it does tend to fall away and block valleys, gutters and downpipes, so increasing the maintenance requirements to these areas. It should be cleared with a soft brush periodically to allow better rainwater drainage.

The ridge tiles appear to be in satisfactory condition. It is not unusual for ridge tiles to become dislodged by high winds, and occasional rebedding in new mortar of these must be anticipated.

Condition rating 1.

D

Outside the property

D3 Rainwater pipes and gutters

The rainwater pipes and gutters are made of plastic. Although it was not raining fittings appear to be in serviceable condition. Their exact condition can only be established during rainfall.

1

The down pipe to the rear right-hand corner (kitchen) is connected to a sealed gulley. However, the gulley does not have a suitable cover installed. This may allow blockage through vegetation and debris. A suitable cover should be fitted.



Install gully cover.

Keeping the fittings clear of blockage, properly aligned and with sealed joints is important to avoid problems such as damp and timber decay which may be caused by rainwater penetration. Ideally fittings should be checked annually, preferably after Autumn leaf fall.

Condition rating 1.

A rain water harvesting system has been installed and the tank is located beneath the driveway in front of the garage. The rain water is then pumped to the outside tap, toilets for flushing and the washing machine. The rain water harvesting system should be serviced on an annual basis. Please see section H3.

Condition rating NI.

D4 Main walls

The outside walls are of cavity construction faced in stonework externally. Cavity walls are a normal form of construction from the 1930s onwards. They are constructed of two "leaves" of stonework and/or blockwork with a cavity between.

1

Most of the load is carried by the internal leaf of the cavity which is usually brickwork or blockwork. The external leaf provides stability to the load bearing inner leaf by increasing its overall thickness and also provides weather proofing by creating a free draining cavity.



Outside the property

Where visible the walls incorporate a damp-proof course (DPC) consisting of PVC strip membrane. This probably extends to the internal leaf of the cavity and to internal partitions. In most domestic buildings constructed after 1875 a horizontal DPC formed of an impervious material is normally incorporated in the walls at ground level to prevent ground moisture rising up the walls as this could damage to the fabric of the building.

For a DPC to be completely effective the ground level outside should be at least 150mm below the level of the DPC. If it is not the ground level should be reduced and any paving relaid as necessary.

The DPC is at an adequate height above external ground level, and nothing was found to suggest it will not be effective. Internally, no evidence of significant rising damp was seen or recorded on the moisture meter.

However, the ground levels to the left-hand side are deemed to be too high in relation to the studio located beneath the terrace. It is understood from the vendor that the walls were suitably damp proofed (tanked). However, this cannot be ascertained without invasive inspection behind the plaster board lining. No evidence of dampness was noted.



High ground levels around the studio.

The mortar pointing to the stonework is in a satisfactory condition.

Lime based mortars (not modern cement-based mortar) should always be used for repointing stone and old brickwork. Cement mortar is considerably harder and stronger and could therefore result in long term damage to stone and brickwork.

No signs were found of significant past or present movement in the building. The foundations have not been exposed. Whilst there is a risk of unseen defects, there are no above ground signs of defective foundations.

The property is in an area that has clay-based soils that could affect the stability of the foundations. These shrink in dry spells and can increase in volume in wet conditions. The possibility of problems occurring can increase if trees and other vegetation such as hedging and bushes are planted too close to a building. No plants with high water demand should be planted in close proximity to the



Outside the property

property. The existing ones should be pruned and pollarded (thinned out and shaped) by a competent tree surgeon now and then on a regular basis. You should ensure your buildings insurance policy includes adequate cover for subsidence and heave damage.

Condition rating 1.

D5 Windows

Gloss painted timber framed double glazing is installed.

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

It was noted that some of the handles for the window openings are stiff and will require adjustments. The locking mechanism to the window to the right-hand side of the patio door in the lounge is currently missing and required reinstatement.

It is common for the seals between the two panes of glass in a sealed double-glazing unit to break down, typically after about ten years. When this happens, condensation forms between the panes. Replacement of the sealed unit (but not always of the frame) is then necessary. You should expect this to happen in due course.

It is recommended that waterproof seals are maintained between window frames and adjacent walls in order to minimise the risk of penetrating damp, particularly in exposed locations.

Your Conveyancer should confirm the windows have a FENSA certificate or its equivalent available as this should ensure they were properly installed. Please see related comments in Section H1.

Condition rating 1.

1

D6 Outside doors (including patio doors)

The front and rear doors are of timber casement construction and operated satisfactorily during the inspection. The property has two sets of timber framed double glazed patio doors which also operated satisfactorily during inspection.

The external decorations are beginning to show signs of breakdown, particularly at the joints of the timber sections of the weatherboards. Redecoration is recommended including thorough preparation, removal of all loose and flaking paint, filling of cracks, and priming bare surfaces prior to the application of undercoat and gloss coats.

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

It is recommended that waterproof seals are maintained between door frames and adjacent walls in order to minimise the risk of penetrating damp, particularly in exposed locations.

Your Conveyancer should confirm the patio doors have a FENSA certificate or its equivalent available as this should ensure they were properly installed. Please see related comments in Section H1.

Condition rating 2.

2



Outside the property

D7 Conservatory and porches

The property has an oak framed porch canopy surmounted with a pitch slate covered roof. The porch canopy is in a satisfactory condition at present. However, the oak frame will require stain treatment.

Condition rating 1.

1

D8 Other joinery and finishes

The exterior joinery to the roof edge is UPVC and appears to be in a generally satisfactory condition.

The external joinery will require routine cleaning where it has become stained.

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

Condition rating 1.

1

D9 Other

No other matters noted.

Condition rating NI.

NI

E

Inside the property



Inside the property

Limitations on the inspection

It must be accepted that this report can only comment on what is visible and reasonably accessible to the Surveyor at the time of inspection.

Decorative finishes limited our inspections of the walls and ceiling. The floors were covered, limiting our inspection of the floors beneath. Furniture was not moved and this limited access to some wall surfaces.

No inspection of the roof structure could be undertaken due to the habitable accommodation on the second floor.

E1 Roof structure

1 2 3 NI

Not inspected. No inspection of the roof structure could be undertaken. It is not known if the roof space has been ventilated correctly. This means that there is a risk that condensation could gather between the roof covering and the ceiling of the loft bedrooms. You should instruct a competent roof contractor to inspect and advise further.

NI

Condition NI.

E2 Ceilings

The nature of the ceiling material is difficult to verify without disruptive investigation and no opening up has been undertaken. Ceilings, which are evidently plasterboard with a plaster skim finish are in generally serviceable condition.

1

Condition rating 1.

E3 Walls and partitions

The walls and partitions have been inspected within the rooms and no opening up has been undertaken. The precise composition of the wall structures, linings and finishing cannot be ascertained without damage being caused.

1

Internal partitions are partly of masonry, partly of timber construction and are finished with plaster.

All outside walls have been lined with what appears to be plasterboard in a process known as dry lining. The purpose is normally to speed up construction and improve thermal insulation. In particular dry lining can conceal dampness. The linings are in satisfactory condition. No comment can be made on the condition of the walls behind.

Fine cracks were noted in the walls, in particular around edges, corners, door and window frames and associated with stairs which have been caused by general thermal shrinkage and normal vibrations which tend to occur in domestic buildings. These cracks are not of structural significance, and can be filled when redecorating. They will recur periodically. Thermal movement is caused by the expansion and contraction of building materials due to changes in temperature and humidity.

Condition rating 1.



Inside the property

E4 Floors

The floors in the ground floor of the property appear to consist of a cement screed with underfloor heating built in laid over a suspended concrete floor comprising concrete beams supporting concrete blocks fitted between them. No evidence of significant defect was noted. The space beneath the ground floor is ventilated through the outside walls. Ensure the air bricks remain free of obstruction to prevent the build-up of dampness and condensation in the sub floor space.

All first floors are of suspended timber joist construction apparently covered with chipboard. No evidence of significant defect was found.

Some loose and creaky floorboards were noted which will require refixing when carpets are next renewed.

Condition rating 1.

1

E5 Fireplaces, chimney breasts and flues

There is a fireplace in the lounge. No fire was lit at the time of inspection but the fireplace and chimney-breast appear to be in generally satisfactory condition. The flue will need sweeping periodically. If you intend to install any kind of appliance the flue will probably need lining.

It is not possible within the limits of this report to assess the internal condition of the flues or flue liners and we can give no assurances as to the practicalities of using the fireplaces. It is recommended that all flues be checked by an appropriate chimney contractor prior to use. A competent chimney sweep should be able to sweep the flues and carry out a smoke test.

The central heating boiler is ventilated to a fan assisted flue. The arrangement appears satisfactory. You should ensure the flue always remains free of obstruction to prevent restricted air flow as this could cause a health and safety risk.

You should fit a carbon monoxide detector close to the central heating boiler and other heating appliances, gas hobs etc. Check regularly they work properly.

Condition rating 1.

1

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

The kitchen is provided with the satisfactory range of units, cupboards and worktops in the context of the property type.

Flexible sealants around sinks etc should be regularly checked and maintained as even slight damage may allow water penetration to enclosed areas beneath, which may cause rot and decay.

No inspection has been made of built-in appliances. If the condition of these is important to your purchase, then they must be fully serviced and tested by an appropriate service engineer prior to a legal commitment purchase.

Condition rating 1.

1



Inside the property

E7 Woodwork (for example staircase joinery)

Internal joinery is typical of a property of this type and age and appears to be in generally serviceable condition.

1

The staircase is carpeted preventing a detail examination. It appears serviceable and there is a satisfactory handrail.

The internal doors have fire doors installed. Ideally these should be on self-closing mechanisms.

The door openings appear serviceable but we have no means of assessing whether or not appropriate support is present to the wall/ceiling area above. We can only state there is no outward sign of defect from this inspection.

No signs were found of significant wet or dry rot in structural and main joinery timbers, nor of infestation by wood-boring beetles.

Condition rating 3.

E8 Bathroom fittings

The main bathroom comprises of shower cubicle, bath, basin and WC. The ensuite comprises of shower cubicle, basin and WC.

1

The sanitary fittings appear generally serviceable but they were not exhaustively tested.

Areas around bath and shower fittings are susceptible to damage from water leaks. Pipe joints, grouting and sealants etc should be checked regularly and renewed/repared as necessary to avoid damage to adjacent walls, floors, ceilings and other parts of the building fabric. If possible, you should check the adjacent concealed wall and floor areas are in sound condition.

Condition rating 1.

The ensuite bathroom to the second floor requires installing.

Condition rating NI.

E9 Other

The internal decorative condition is generally fair.

1

When the property becomes vacant you should expect the need for some redecoration.

Condition rating 1.

There are smoke alarms wired to the mains electrical installation. You should check regularly that they work properly.

The property has a burglar alarm fitted. This has not been tested. Alarm systems require regular servicing. The service records should be checked and if the system has not been serviced within the last 12 months it should be.



Inside the property

You should fit a carbon monoxide detector close to the central heating boiler and other heating appliances, gas hobs etc. Check regularly they work properly.

Condition rating 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

I could not inspect the concealed wiring and pipework. I have not undertaken any tests of the services and have undertaken a visual inspection only. Where necessary I have recommended that the appropriate specialists inspect and undertake their own tests. If no recent test certificates are available for any mains installed services greater than 5 years old then I will always, NORMALLY AS A PRECAUTION, designate a Red level 3 and recommend a precautionary inspection by the relevantly qualified specialist.

F1 Electricity

1 2 3 NI

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

There is a mains electrical supply. The meter is located adjacent to the front door and the modern RCD / MCB consumer unit is located in the utility cupboard off the hallway.

3



Electrical consumer unit.

We have not carried out tests on the system. Whilst there are no obvious defects based on our limited visual inspection it is not known if the installation is covered by a current inspection and testing certificate. As such you should have it tested now by a qualified electrician to ensure current wiring regulations including Part P of the Building Regulations are complied with. You should implement any upgrading recommendations made in full.

In future, you are advised to have the installation checked at approximately five yearly intervals. This advice can be lifted if recent satisfactory service/test documents are available.

The vendor stated that the electrical installation was in fact tested and checked on 25th May 2021. No documentation was available at the time of inspection.

Condition rating 3.



Services

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 and the meter is located adjacent to the front door.

3

There is no particular reason to anticipate a problem, but you are advised to arrange a full test by an engineer on the Gas Safe Register (www.gassaferegister.co.uk) before taking up occupation. This advice can be lifted if recent satisfactory service/test documents are available.

Condition rating 3.

F3 Water

Mains water connects to copper plumbing where visible. There are no obvious indications of urgent or significant defects based on our visual inspection. The stop tap to the rising main is located in the front left corner kitchen cupboard. There are no cold-water tanks visible which is usual with a combination boiler.

Every property with a mains water supply requires both internal and external stoptaps for proper control of the incoming water supply. It is important to know the position of the stoptaps so that the water can be turned off in an emergency and when carrying out alterations to the plumbing system. They should be checked regularly to ensure that they open and close properly. All occupants of the house should be aware of the stoptap locations. Clarify this with the owners.

Condition rating 3.

F4 Heating

Central heating and domestic hot water are provided by the gas fired combination boiler located in the landing cupboard. The seller states that the boiler was newly installed in June 2020. Your legal advisor should request for the Boiler Installation Compliance Certificate. The boiler is due for its first service in June 2021. The vendor stated that they will have this arranged. Your legal advisor should request the service history documents. The boiler looks modern and efficient. It is connected to under-floor heating to the ground floor and radiators to the first floor. Radiators will require installing to the second floor.

3

F

Services



Boiler.

There are no visible signs of any significant defects in the system and there is no particular reason to think it is not effective. Annual servicing is recommended.

Condition rating 1.

You should fit a carbon monoxide detector close to the central heating boiler and other heating appliances, gas hobs etc. Check regularly they work properly.

F5 Water heating

Domestic hot water is provided by the combination boiler. There is no hot water storage cylinder. There are no visible signs of any significant defects in the system, and there is no particular reason to think it is not effective.

1

However, as with Section G4, the service record has not been seen and as such you should have the system serviced by an engineer before a legal commitment to purchase. Annual servicing is recommended. Your Legal Advisers should enquire about the service records. This advice can be lifted if recent satisfactory service/test documents are available.

Condition rating 1.

F6 Drainage

Above ground waste pipes are of plastic.

NI

The drainage inspection covers to the left-hand side elevation were not lifted because they were covered with vegetation. However, foul drains are thought likely to connect to the main sewer.

There are no above ground signs of drainage defects. However, in the absence of a full inspection by a drainage specialist you must accept the risk of hidden defects existing.



Services

<p>It is emphasised that a visual check of the drainage inspection chamber(s) will not confirm other parts of the drainage system are free from defects. There is a risk of defects to concealed areas. This risk must be accepted by you. If not, you should commission a full check in the form of a CCTV scan from a specialist drainage contractor.</p> <p>Condition rating NI.</p>	
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F7 Common services

<p>None known of although it is assumed the drains are shared with the neighbouring properties.</p> <p>Condition rating NI.</p>	NI
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G

Grounds

(including shared areas for flats)



Grounds (including shared areas for flats)

Limitations on the inspection

Only permanent outbuildings and garages are ever normally reported on. Outbuildings are often constructed on limited foundations and as a result may be more susceptible to structural movement particularly in areas of shrinkable subsoil such as clay.

G1 Garage

1 2 3 NI

There is a double garage, and although containing stored items, it was noted to be in a serviceable condition for its purpose.

The garage is constructed from concrete block / stone work walls and surmounted by a timber framed pitched slate covered roof.

It was noted that a slate has cracked to the front roof slope and this will require replacement.

If the presence or condition of the garage is critical to your purchase or if you plan to put it to a significant alternative use a competent builder should be instructed to inspect, report and quote for upgrading to your specific requirements so that you are fully aware of the likely costs and implications.

1



Garage filled with stored items.

You are advised to check that the size of the garage is adequate for your needs.

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

Condition rating 1.



Grounds (including shared areas for flats)

G2 Permanent outbuildings and other structures

No other permanent structures.

Condition rating NI.

NI

G3 Other

The grounds and boundaries show no evidence of significant defects. It is always sensible, when purchasing any property, to be sure about the ownership of individual boundaries and responsibility for their maintenance. You are advised to check with your conveyancer.

The brick-built boundary wall to the right-hand side is the original Victorian wall. It is understood this is owned by the property. It will require on-going maintenance and repair due to its age.

There is a retaining wall around the front garden built of brick. Such walls restrain considerable weight behind them. They often become damp and start to deteriorate/lean. They can fail without warning and be costly to repair or replace.

There are large trees including fir trees near the property. Large trees and other vegetation too near a building can damage a structure and its services, particularly when the sub soils are clay based as they are in this locality. Roots can cause shrinkage as they search for water, particularly in dry weather. You should employ a competent tree surgeon to pollard (thin, prune and shape) the trees now and then periodically to maintain their condition and restrict further growth.

Your attention is drawn to the fact that the sub soil in this district is clay based. Clay sub soils are susceptible to shrinkage during periods of extremely dry weather as the volume of the clay changes in proportion to its moisture content. The risk of foundation damage increases significantly when trees or shrubs are planted near buildings. As a general policy, it is recommended that no shrubs or trees with high water demand be planted close to any buildings. It should be ensured that your buildings insurance policy includes adequate cover for subsidence and heave damage.

The driveway is believed to be shared with the adjoining property. Your conveyancer will explain the implications of this. The driveway is extremely steep and may become hazardous in icy conditions. Please see section I3.

Condition rating 2.

The terraced patio/seating area is located over the studio. You should ensure that the rainwater extraction is checked periodically. The glazed balustrades should be toughened glass, but no markings were present. You should ensure that this is checked and remedied if required.

Condition rating 1.

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

Your conveyancer should check the following alterations were completed in accordance with all relevant planning consents and Building Regulations approvals:

- a) Construction of the property in 2011 to include FENSA certification for windows and doors.

H2 Guarantees

That guarantees exist in respect of the new boiler installation, and whether such guarantees will transfer with the ownership of the property.

H3 Other matters

I am advised by the vendor's agent that the property is freehold. You should ask your legal adviser to confirm this and explain any adverse implications.

You should ask your conveyancer to check:

- the road, pavement and drains are adopted.
- ownership of and maintenance responsibilities for all boundaries.
- obtain the testing and service records for the electrical, gas and heating installations.
- possible party wall legislation affected regarding repairs to shared chimneys, walls and boundaries.
- check for evidence of any adverse easements, servitudes or wayleaves affecting the property.
- obtain Radon report.
- investigate maintenance and access rights along shared driveway.

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

D4 High ground levels to left-hand side.

F The lack of test certificates for the services including the heating system is a potential risk.

G3 Clay sub-soil and large trees nearby.

I2 Risks to the grounds

G3 Clay sub-soil and sloping plot.

I3 Risks to people

C Radon.

F The lack of test certificates for the services including the heating system is a potential risk.

G3 Steep driveway may become slippery in wintery conditions.

I4 Other risks or hazards

None noted.

J

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

Phone number

01858 410920

Company

Shire Surveyors Limited

Surveyor's Address

13a Church Street Market Harborough Leicestershire LE16 7AA

Qualifications

BSc (Hons) MRICS ACABE

Email

survey.admin@shiresurveyors.co.uk

Website

www.shiresurveyors.co.uk

Property address

Client's name

Date this report was produced

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

Signature

K

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 them to put their quotation in writing.

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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



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



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

The service

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

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

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

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

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

The inspection

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

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

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

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

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

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

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. 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.



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

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 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 and 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 and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

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

Dangerous materials, contamination and environmental issues

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

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

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



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

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report 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 only) 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 only) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.



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

Issues for legal advisors

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

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

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. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.



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

Standard terms of engagement

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

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

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

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

4 Terms of payment – You agree to pay our fee and any other charges agreed in writing.

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

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

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

This report is for use in the UK

Complaints handling procedure

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

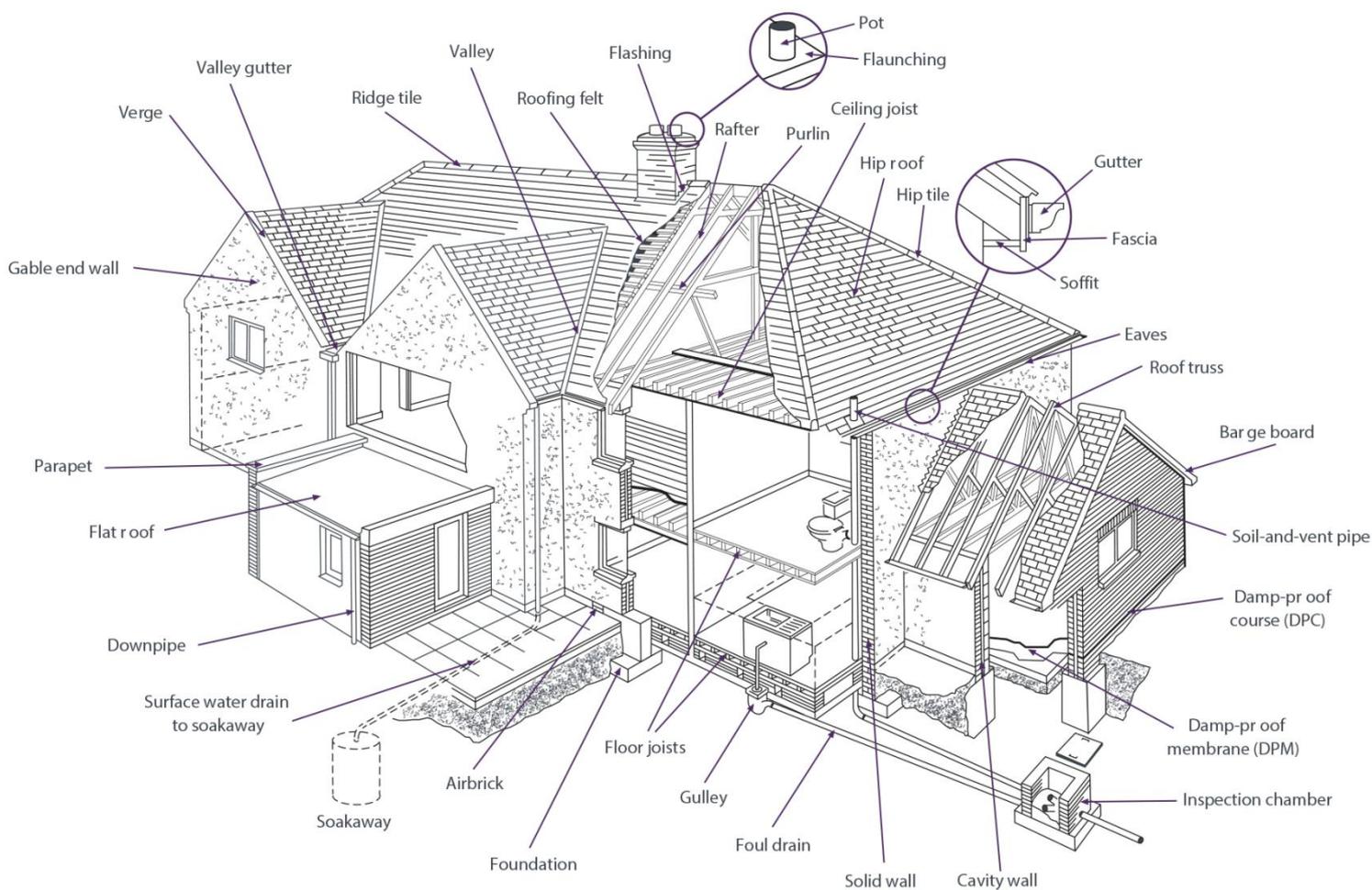
M

Typical house diagram



Typical house diagram

This diagram illustrates where you may find some of the building elements referred to in the report.



Glossary of terms

Airbrick	A brick with holes in it by design, used especially underneath timber floors and in roof spaces, to allow ventilation.
Barge Board	Also known as a 'Verge Board'. A board, usually wooden and sometimes decorative, placed on the edge, or verge, of a roof.
Cavity Wall	A wall built with two sets of bricks or blocks, with a gap, or cavity between them. Cavity is usually about 50mm.
Ceiling Joist	Horizontal piece of wood used to support a floor (above), or attach a ceiling (below). Sometimes also metal.
Damp Proof Course (DPC)	A layer of material that cannot be crossed by damp, built into a wall to prevent dampness rising up the wall, or seeping into windows or doors. Various methods can be used.
Damp Proof Membrane (DPM)	A sheet of material that cannot be crossed by damp, laid in solid floors.
Downpipe	A pipe that carries rainwater from the roof of a building.
Eaves	The overhanging edge of a roof.
Fascia	A board, usually wooden, that run along the top of a wall underneath the bottom of a sloping roof.
Flashing	Used to prevent water leaking in at roof joints. Normally made from metal, but can also be cement, felt, or other effective material.
Flat Roof	A roof specifically designed to sit as flat as possible, typically having a pitch of no more than 15 degrees. A flat roof usually has the following components: 1. Waterproofing, 2. Insulation, 3. Vapour Barrier, 4. Substrate or sheathing (the surface that the roof is laid on), 5. Joists, and 6. Plasterboard ceiling.
Flaunching	Shaped cement around the base of chimney pots, to keep the pot in place and so that rain will run off.
Floor Joists	Horizontal piece of wood used to support a floor. Sometimes also metal.
Foul Drain	A pipe that conveys sewage or waste water from a toilet, etc, to a sewer
Foundation	Normally made of concrete, a structural base to a wall to prevent it sinking into the ground. In older buildings foundations may be made of brick or stone.
Gable End Wall	The upper part of a wall, usually triangular in shape, at the end of a ridged roof.
Gulley	An opening into a drain, usually at ground level, so that water etc. can be funnelled in from downpipes and wastepipes.

Glossary of terms

Gutter	A trough fixed under or along the eaves for draining rainwater from a roof.
Hip	The outside of the join where two roof slopes connect.
Hip Roof	A roof where all sides slope downwards and are equal in length, forming a ridge at the top.
Hip Tile	The tile covering the hip of a roof, to prevent rain getting in.
Inspection Chamber	Commonly called a man-hole. An access point to a drain with a removable cover.
Parapet	A low wall along the edge of a flat roof, balcony, etc.
Purlin	A horizontal beam in a roof, on which the roof rafters rest.
Rafter	A sloping roof beam, usually wooden, which forms and supports the roof.
Ridge Tile	The tiles that cover the highest point of a roof, to prevent rain getting in.
Roof Truss	A structural framework, usually triangular and made from wood or metal, used to support a roof.
Roofing Felt	A type of tar paper, used underneath tiles or slates in a roof. It can help to provide extra weather protection.
Soakaway	An area for the disposal of rainwater, usually using stones below ground sized and arranged to allow water to disperse through them.
Soffit	A flat horizontal board used to seal the space between the back of a fascia or barge board and the wall of a building.
Soil-and-vent Pipe	Also known as a soil stack pipe. Typically a vertical pipe with a vent at the top. The pipe removes sewage and dirty water from a building, the vent at the top carries away any smells at a safe height.
Solid Wall	A wall with no cavity.
Surface Water Drain	The drain leading to a soakaway.
Valley	Where two roof slopes meet and form a hollow.
Valley gutter	A gutter, usually lined with Flashing, where two roof slopes meet.
Verge	The edge of a roof, especially over a gable.

RICS disclaimer



You should know...

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