



LEVEL 2

# Your survey report

Property address

Client's name

Consultation date (if applicable)

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**

**Report reference number**

**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 following a period of mixed weather.

**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 property is considered to be a reasonable proposition. The market has improved but remains uncertain. You should therefore regard your purchase as a medium to long term investment.

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.

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

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.



# 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
H1	Confirm the front porch was erected with relevant planning consents and Building Regulations approval.	
H1	The double glazing has a FENSA certificate, Building Regulation approval or their equivalent available	
H1	Obtain the Installation Compliance Certificate for the gas fired boiler.	
H1	Obtain the Installation Compliance Certificate for the RCD.	
F1	Obtain testing records for the electrical systems.	
F2, F4 & F5	Obtain testing records for heating and hot water systems.	



### 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)

# 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)
D8	Other joinery and finishes	

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)
D2	Roof coverings	
D3	Rainwater pipes and gutters	
D4	Main walls	
D5	Windows	
D6	Outside doors	
D7	Conservatory and porches	
E1	Roof structure	
E2	Ceilings	
E3	Walls and partitions	



## Summary of condition ratings

E4	Floors	
E5	Fireplaces, chimney breasts and flues	
E6	Built-in fittings	
E7	Woodwork	
E8	Bathroom fittings	
E9	Other	
F1	Electricity	
F2	Gas/oil	
F3	Water	
F4	Heating	
F5	Water heating	
F6	Drainage	
G1	Garage	
G2	Permanent outbuildings and other structures	
G3	Other	

### **NI** Elements not inspected

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

Element no.	Element name
D1	Chimney stacks
D9	Other
F7	Common services

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities



# About the property

## Type of property

A traditionally built detached house.

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

## Approximate year the property was built

1984

## Approximate year the property was extended

Circa 1985 (porch)

## Approximate year the property was converted

## Information relevant to flats and maisonettes

## Construction

The main roof is pitched and is covered with interlocking concrete tiles with a felt lining beneath. The walls are of traditional cavity brickwork being dry lined internally with plasterboard circa 300mm thickness. The porch to the front is of traditional cavity brick circa 280mm thickness. Engineering brick and plastic sheet damp proof course. The floors are a mix of solid concrete construction and suspended timber. The windows are of plastic frames and are double glazed. The rainwater goods are PVC.

## Accommodation

	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	2			1	1		1	Porch & hall
First		3	1					Landing
Second								



## 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

D:66

### Issues relating to the energy efficiency rating

No issues 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](http://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.find-energy-certificate.digital.communities.gov.uk](http://www.find-energy-certificate.digital.communities.gov.uk)

For a property to be legally let, the energy rating has to be a minimum rating of 'E'.



## Location and Facilities

### Grounds

To the front of the property there is a lawn garden and tandem driveway which leads to a single garage and covered walkway to the side. There is a fenced rear garden.

### Location

The property is surrounded by houses of similar age, type and style. The area offers excellent access to all facilities.

### Facilities

Loughborough offers a comprehensive range of facilities including main stream supermarkets and niche retail units. The area is well served for schooling options and there is a good variety of public houses and an eatery close by. Loughborough has a large University which is close to the subject property.

### Local environment

The property is on a reasonably level site, however the road slopes from right to left.

The property is in a low flood risk area but you should still obtain a flood risk report through your conveyancer. Please see Section H3.

The Property is close to 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](http://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. You should ensure your buildings insurance policy includes adequate cover for subsidence and heave damage.

Details of environmental issues including flooding risks can be obtained from the Environment Agency at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) and click on Environmental Property Search. Your Conveyancer will normally conduct this search in more detail for a charge.

# 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

There is no chimney.

**Condition Rating NI**

**NI**

## D2 Roof coverings

The roof is a pitched (sloping) timber-framed structure, covered with interlocking concrete tiles which have been laid over a felt 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 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.

It was noted the ventilated ridge tile has been filled into the right-hand side. This will previously have served a flue from the gas fire but is no longer in use.

The porch and single storey roof section over the bay to the front is of a pitched and hipped nature with a covering of interlocking concrete tiles. There are lead flashings where it abuts the front wall and lead lined valleys. The covering, flashings and valley are in a serviceable condition.

To the eaves areas the concrete roof tiles are underclad in places by asbestos cement tiles, fairly common building practice for the construction period. You need take no immediate action in this regard but should note our advice on asbestos below as it is a potentially harmful material.

Reference has been made to the presence of cement asbestos. Whilst there is not known to be a risk if it is left undisturbed and it is in reasonably good condition, any work to this material (for example, drilling, sawing or removal) can pose a hazard to health. You should take care before undertaking any work to cement asbestos. If it is to be removed, it should be disposed of in accordance with current regulations by a licensed asbestos removal contractor. You need take no

# D

## Outside the property

immediate action but should note our comments and advice here, and exercise caution with this material. Further advice on asbestos can be obtained from Public Health England at [www.hpa.org.uk](http://www.hpa.org.uk).



**Lead flashings satisfactory**



**Valley to porch clear**

**Condition Rating 1**

# D

## Outside the property

### D3 Rainwater pipes and gutters

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

1

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.



**Gutters clear**

**Condition Rating 1**

### D4 Main walls

The outside walls are of cavity construction faced in brickwork externally. Cavity walls are a normal form of construction from the 1930s onwards. They are constructed of two “leaves” of brickwork 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.

Where visible the walls incorporate a damp-proof course (DPC) consisting of engineered brick and PVC 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.

# D

## Outside the property

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 re-laid 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.

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. You should ensure your buildings insurance policy includes adequate cover for subsidence and heave damage.

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 main walls are in satisfactory structural condition with no signs of significant cracking, settlement or other structural movement.

**Condition Rating 1**

### D5 Windows

UPVC double glazing is installed. The fittings are in serviceable condition.

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 replacement 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)

There are UPVC casement doors to the front and rear. There is a set of aluminium sliding patio doors from the dining room into the conservatory. All doors are in a serviceable condition.

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.

Since April 2002 the replacement of doors and windows has required Building Regulations approval. Alternatively, a contractor registered under the Government's "competent person scheme" should have installed them. "Competent persons" will be registered by, amongst others, FENSA, SERTASS, DSI and Benchmark. Please see related comments in Section H1.

**Condition Rating 1**

1

# D

## Outside the property

### D7 Conservatory and porches

To the rear of the property there is a conservatory of PVC construction with double glazed inserts and sloping roof. The conservatory sits on a brick base. There are lead flashings where the roof meets the rear wall. The conservatory is serviceable but of very basic construction.

1

The porch is covered under the main house.



**Lead flashings to conservatory roof**

**Condition Rating 1**

### D8 Other joinery and finishes

The fascia boards to the property consist of timber. These are now in need of decoration.

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 soffit boards to the property consist of cement asbestos boarding. This was common during the period of build. The soffits are in a serviceable condition. You should follow the advice as below.

We have made reference to the presence of asbestos. Asbestos is contained in thousands of building products including Artex, roofing felt and vinyl floor tiles manufactured until the 1980s. It was used in the UK until 1999 in the construction industry prior to this time. Any work on the material (for example drilling, sawing or removal) can pose a health hazard and a minority of potential purchasers may be put off by its presence. You should therefore take the advice of a licensed asbestos contractor before undertaking work on asbestos. If it is to be removed it should

2



# D

## Outside the property

be disposed of properly and this can be costly. Further advice on asbestos can be obtained from Public Health England at [www.hpa.org.uk](http://www.hpa.org.uk).

There are gloss painted timber supports to the front bay window and roof covering above. These are in a serviceable condition.

There is an aerial attached to the rear fascia board. The fixing should be checked from time to time for signs of deterioration and to ensure it remains secure.



**Facia boards require decoration**

# D

## Outside the property



**Ventilated cement asbestos soffit boards**  
**Condition Rating 2**

### **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.

### E1 Roof structure

1 2 3 NI

The roof space is approached by a hatch on the landing.

The roof covering is supported by a timber frame of trussed down rafters which are cross braced. No evidence of significant defects is apparent.

No cutting out of these prefabricated timbers should be undertaken without specialist advice.

The roof space is insulated and partly boarded for storage.



**Roof structure**

**Condition Rating 1**

1



## Inside the property

### 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 mixture of skimmed and textured finishes are in generally serviceable condition.

A textured “Artex” type coating has been applied to a number of ceilings within the property. This material may contain a quantity of asbestos fibre. The general use of asbestos ended in the mid 1980’s although not entirely in the UK until 1999. On the basis of the likely age of the textured finish it is therefore recommended that it is not worked on or sanded in any way that could release fibres. Asbestos is a potentially harmful material and you should note our further advice below. There are countless ceilings in the UK with ceiling finishes of this nature. A sensible and realistic approach to occupation should be exercised. Further advice on asbestos can be obtained from Public Health England at [www.hpa.org.uk](http://www.hpa.org.uk).

We have made reference to the presence of asbestos. Asbestos is contained in thousands of building products including Artex, roofing felt and vinyl floor tiles manufactured until the 1980s. It was used in the UK until 1999 in the construction industry prior to this time. Any work on the material (for example drilling, sawing or removal) can pose a health hazard and a minority of potential purchasers may be put off by its presence. You should therefore take the advice of a licensed asbestos contractor before undertaking work on asbestos. If it is to be removed it should be disposed of properly and this can be costly. Further advice on asbestos can be obtained from Public Health England at [www.hpa.org.uk](http://www.hpa.org.uk).

**Condition Rating 1**

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.

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 older properties, in particular dry lining can conceal dampness and poor-quality plasterwork. The linings are in satisfactory condition. No comment can be made on the condition of the walls behind.

Internal partitions within the property are of timber stud construction with a plastered finish. They are in a serviceable condition.

The internal face of the external walls with the porch are of plaster faced solid construction with a decorated finish. They are in a serviceable condition.

**Condition Rating 1**

1



## Inside the property

### E4 Floors

All ground floors are of solid construction, presumed to comprise a cement screed laid over a damp-proof membrane (DPM). They feel to be in sound condition underfoot.

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

The floors have coverings of carpet, ceramic tile and vinyl. The coverings are in a serviceable condition.

**Condition Rating 1**

1

### E5 Fireplaces, chimney breasts and flues

The living room is fitted with an electric fire. This was switched on during our inspection.

There is a metal flue to the right-hand roof slope. This will have previously served the gas fire in the living room. This is not longer in use. If you intend to use, the flue should be checked by a qualified engineer.

The central heating boiler is ventilated to a fan assisted flue.



**Electric fire living room**

**Condition Rating 1**

1



## Inside the property

### 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.

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.

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.

There is a fitted wardrobe to bedroom number one. This is in a serviceable condition.

**Condition Rating 1**

1

### 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.

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

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 1**

1

### E8 Bathroom fittings

To the ground floor is a partly tiled cloakroom with wc and wash hand basin. To the first floor is a partly tiled family bathroom with extractor fan and three-piece suite consisting of panel bath with electric shower over, wc and wash hand basin.

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**

1



## Inside the property

### E9 Other

The internal decorative condition is generally good.

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

#### Condition Rating 1

There are smoke alarms fitted within the property. These were not tested. You should check regularly that they work properly.

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

1

# 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

Services have not been tested but where appropriate advice has been given as to the advisability of having them inspected by a specialist contractor.

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



**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.*

It is not possible to fully assess the condition of an electric installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a circuit test. Our comments based on a visual inspection only are as follows.

1

There is a mains electrical supply. The meter is located to the right-hand wall and the residual current device (RCD) consumer unit is located in the kitchen. This is a modern installation. You should obtain a copy of the Installation Compliance Certificate through your conveyancer.

Documentation was provided to show this was tested on the 10<sup>th</sup> September 2021. In future you are advised to have the system checked at 5 yearly intervals.

Please note power is also connected to the garage and this should be tested along side the house electrics.

# F

## Services



**RCD**

**Condition Rating 1**

### 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 to the right-hand wall. Documentation was provided to show this was tested by an engineer on the Gas Safe Register on the 14<sup>th</sup> September 2021. You should obtain copies through your conveyancer.

**Condition Rating 1**

1

### F3 Water

Main's 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 under the kitchen sink. There are also stop taps located in the right-hand corner of the kitchen behind the panel which control the hot and cold feeds from the first floor. There are no cold-water tanks visible which is usual with a combination boiler.

1





## Services



**Main stop tap under kitchen sink**



**Additional stop taps in kitchen behind cover**

**Condition Rating 1**

# F

## Services

### F4 Heating

Central heating and domestic hot water are provided by the Worcester Bosch Greenstar 30i ERP gas fired condensing combination boiler located in the airing cupboard. Documentation was provided to show this was installed in 2018 and tested by an engineer on the Gas Safe Register on the 14<sup>th</sup> September 2021. You should obtain copies of the test history and the Installation Compliance Certificate through your conveyancer.

It is connected to the hot water radiator. The system was on during our inspection. There are no visible signs of any defects in the system. Annual servicing is recommended.

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.



**Gas fired boiler**

**Condition Rating 1**

1

### F5 Water heating

Domestic hot water is provided by the combination boiler. There is no hot water storage cylinder. Please see comments in Section F4.

**Condition Rating 1**

1



## Services

### F6 Drainage

The soil vent pipe is of PVC construction and located to the right-hand roof slope. There is a suitable guard cage in place.

No inspection-chambers could be found within the grounds so no comment can be made on the condition of the underground drains. 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.

There is a shared inspection cover to the front. This is located beneath the neighbour's fence and could not be lifted. There is a small rodding point located within the covered passageway. The screw was sealed down and this could not be inspected.

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.

1



**Screw sealed down to rodding point**

**Condition Rating 1**

### F7 Common services

None noted although it is likely the drains are shared with the neighbours.

**Condition Rating NI**

**NI**

# 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 single garage of brick construction which has a pitched timber framed roof with a covering of interlocking concrete tiles and felt lining beneath. There are lead flashings where the roof abuts the house wall. The covering, flashings and ridge tiles are all in a serviceable condition.

1

The garage is accessed via a timber casement door and a manual up and over door.

The garage is in a serviceable condition.

The garage has power and light. Please see comments in Section F1.



Lead flashings between garage and main wall



## Grounds (including shared areas for flats)



**Garage roof structure**

**Condition Rating 1**

### **G2 Permanent outbuildings and other structures**

There is a timber shed to the rear garden. This is in a satisfactory condition. You should confirm with your conveyancer this is to remain. Please see Section H3.

**Condition Rating 1**

1

### **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.

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.

**Condition Rating 1**

1

# 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:

1. The double glazing has a FENSA certificate, Building Regulation approval or their equivalent available.
2. Obtain the Installation Compliance Certificate for the gas fired boiler.
3. Obtain the Installation Compliance Certificate for the RCD.
4. Confirm the porch was erected with all relevant planning consents and Building Regulations approval.

## H2 Guarantees

Your conveyancer should confirm the following items are covered by appropriate guarantees/warranty documentation:-

1. Obtain any guarantees and warranty information relating to any electrical or gas appliances.

## H3 Other matters

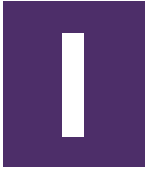
You should ask your conveyancer to check:

1. The road, pavement and drains are adopted.
2. Ownership of and maintenance responsibilities for all boundaries.
3. Check for evidence of any adverse easements, servitudes or wayleaves affecting the property.
4. Obtain a flood risk report. See Section C.
5. I believe that the property is freehold. You should ask your legal adviser to confirm this and explain any adverse implications.
6. Obtain the testing and service records for the electrical, gas and heating installations.
7. Confirm the shed is to remain.
8. Obtain a radon report. See Section C.



## 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

G3 – Clay sub soil

## I2 Risks to the grounds

G3 – Clay sub soil

## I3 Risks to people

D2, D8 & E2 – Asbestos.

## I4 Other risks or hazards

All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests. Asbestos is not believed to be harmful unless fibres are released in the air. Further advice is available from the Local Authority or the Health & Safety Executive.

# 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**

**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.

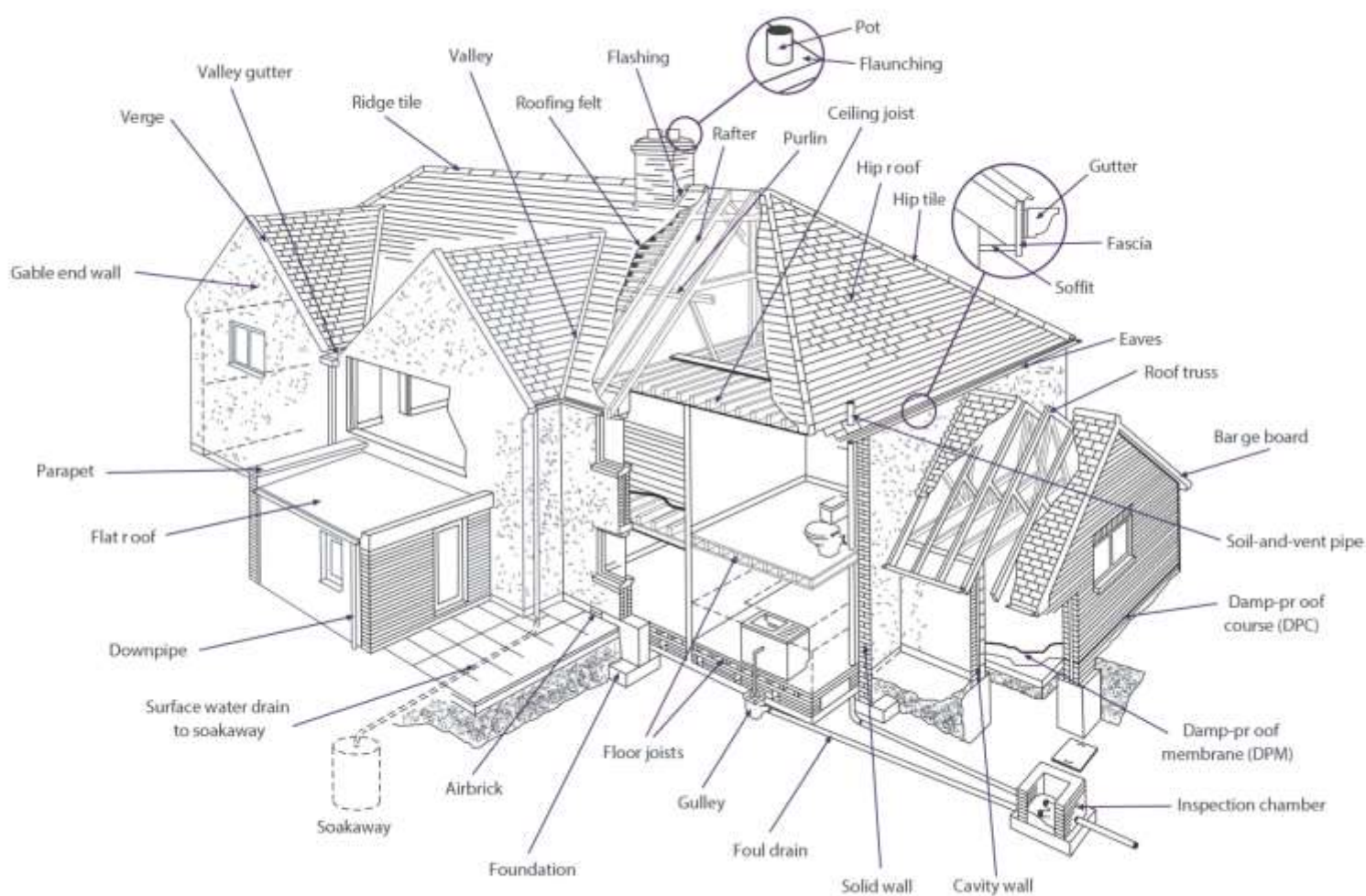
# M

## 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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