



 SHIRE SURVEYORS
CHARTERED SURVEYORS



LEVEL 2

Your survey and valuation report

Property address

Client's name

Consultation date (if applicable)

N/a

Inspection date

Surveyor's RICS number

2

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A

About the inspection and report

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

The surveyor has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying the property
- make an informed decision on what is a reasonable price to pay for the property
- take into account any 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 and sunny following a period of similar type weather conditions.

Status of the property when the inspection took place

At the time of our inspection the property was vacant. Access was provided by Rogers & Co Estate Agents. The property was unfurnished 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 L, 'What to do now', and discuss this with us if required.

B

Summary of condition ratings

Overall opinion of property

The property is currently suffering from structural movement to the rear return (kitchen/bathroom elevations). Cracking was noted above the front door and also to the side passageway. The drains run along the rear of the property and they are currently blocked and presumed to be leaking. This will be eroding the sub soil and causing the rear return to pull away from the main property. A full investigation via a Structural Engineer is now required. No valuation can be placed on the property until this report has been undertaken.

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 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. 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 safe certification	
F4	Obtain boiler Installation Compliance Certificate and service history documentation.	
H1	Obtain Building Regulation approval of removal of lounge/dining room wall and lounge/bedroom chimney breast.	



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)
D4	Main walls	
E3	Walls and partitions	
F1	Electricity	
F2	Gas/oil	
F4	Heating	
F5	Water heating	

B

Summary of condition ratings

F6	Drainage	

2

Elements that require attention but are not serious or urgent

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

Element no.	Element name	Comments (if applicable)
D1	Chimney stacks	
D5	Windows	
E1	Roof structure	
E4	Floors	
E5	Fireplaces, chimney breasts and flues	
E7	Woodwork	
E9	Other	
G3	Other	

1

Elements with no current issues

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

Element no.	Element name	Comments (if applicable)
D2	Roof coverings	
D3	Rainwater pipes and gutters	



Summary of condition ratings

D6	Outside doors	
D8	Other joinery and finishes	
E2	Ceilings	
E6	Built-in fittings	
E8	Bathroom fittings	
F3	Water	

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
D7	Conservatory and porches
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 two-storey mid terraced house.

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

Circa 1900

Approximate year the property was extended

Approximate year the property was converted

Information relevant to flats and maisonettes

Construction

The main roof is pitched and is covered with concrete tiles with a felt lining beneath. The walls are of traditional solid brickwork circa 230mm thickness. The floors are a mix of solid concrete construction and suspended timber. The windows are of plastic frames and are double glazed.

Accommodation

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



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:59

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 has no provision for off road parking. Street parking is currently restricted to a two-hour limit. The rear garden is overgrown and neglected. A right of way runs across the rear to allow for bin access.

Location

The property is located close to the centre of Desborough village and is surrounded by housing of a similar age and type together with commercial and industrial units.

The property is well located for good transport links to include the A6 and A14 trunk routes.

Facilities

A basic range of facilities and amenities can be found within Desborough village. A comprehensive range of facilities and amenities can be found in both Market Harborough and Kettering 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.

D

Outside the property

D

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.

Only a restricted view of the rear return roof covering could be undertaken due to inadequate site lines.

D1 Chimney stacks

1 2 3 NI

The property has a brick-built chimney stack shared with the neighbouring property. It has lead flashings around its base and is surmounted by one aluminium flue terminal. It is assumed that the disused flues have been capped and ventilated. These should be checked when the chimney stack is next overhauled.

2

The lead flashings around the base are loose and upturned and require redressing to the brickwork.

Spalling occurs when bricks become wet. If freezing conditions occur before the brickwork dries out, the trapped moisture expands and forces off the hard face of the bricks exposing the softer inner core. The spalled bricks should either be repointed with mortar or alternatively be cut out and replaced with new bricks. This is now occurring to the chimney stack.



Repairs to chimney.

The owner of the neighbouring property may have a number of legal rights over this shared chimney. You should check with them before starting work.

To repair the chimney safely and avoid damaging the roof covering, contractors may have to use appropriate access equipment such as scaffolding. This will add to the cost.



Outside the property

Condition rating 2.

The property has a chimney stack shared with the neighbouring property located to the rear return roof covering. It would have appeared to have been suitably capped and ventilated. It is in satisfactory condition allowing for normal weathering over the lifetime of the building.

Condition rating 1.

D2 Roof coverings

The roof is a pitched (sloping) timber-framed structure, covered with 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.

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.

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

Annual clearance of accumulated debris to all gutters would be prudent along with routine joint checking and resealing as necessary. Plastic gutters are often jointed using rubberised seals which tend to perish over time. Periodic maintenance will be required.

Condition rating 1.

D4 Main walls

The outside walls are built of solid brickwork. This form of traditional construction is normally sound but can be more prone to rain penetration and condensation when compared to modern cavity walls.

3



Outside the property

Where visible the walls incorporate a damp-proof course (DPC) consisting of blue engineering bricks and a retro fitted chemically injected damp proof course. This probably extends to the 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 re-laid as necessary.

Dampness

Dampness can occur for a variety of reasons including rising damp, penetrating damp, salt contamination, service pipe leaks and condensation.

The majority of ground floor walls have recently undergone a chemical damp proof course treatment. A guarantee for 25 years has been seen. Your legal advisor should request this document. Please see Section H2.

The damp proofing works were undertaken in February. Replastering to a height of approximately 1 metre has been undertaken internally. This is good practice. However, dampness was still noted on the damp meter to all ground floor walls. It is not known if a Lime plaster has been used as would be recommended. Further investigation via the original damp proofing firm should now be undertaken.

The plaster should have dried out in the 10 weeks since the works were undertaken. The damp proofing guarantee does state not to decorate with paper for 6 months. The use of a porous based paint will also help the wall to breathe.

Externally at low levels the property has been finished with a 'render'. It is good practice to use a lime render to allow the brickwork to breathe. You should check with the damp proofing firm to check if this has been used.

Structural movement

Structural movement can be caused by one or a combination of factors. These include (the list is not exhaustive): unsuitable ground at foundation level resulting in settlement, subsidence, heave, landslip etc, proximity to a property of trees and other vegetation, defective drainage systems, expansion/shrinkage of building materials due to variations in temperature and/or moisture content, faulty construction and/or alterations, faulty initial design, chemical reactions in masonry walls and corrosive expansion of embedded metals.

Structural movement is currently ongoing to the rear return elevation. Cracking was noted to both side elevation walls of the kitchen. A mortar joint in the corner above the kitchen door appears to be getting wider towards the top. This has been repointed in the past and cracking has occurred once again.

D

Outside the property



Structural cracking to rear return.

This indicates that the rear return is moving away from the main property. The mains drains run across the rear path adjacent to the rear wall of the kitchen. The drains are currently blocked (please see Section F6) and could be potentially leaking. This would erode sub soil and cause the subsidence to occur.



Structural cracking to passageway.

In a property of this age, it is probable the foundations will be fairly shallow and may therefore be at an increased risk of sub soil movement.

A full investigation via a Structural Engineer is now required. All works reported on should be undertaken.

General

The masonry paint is deteriorating and requires renewal.

D

Outside the property

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.

Condition rating 3.

D5 Windows

UPVC double glazing is installed. The fittings are dated.

A number of sealed units have failed resulting in condensation and misting over. They should be replaced, eg the kitchen. This can often be done without having to change the frame.

2



Failed window unit.

The windows would appear to be finished with external beading. This can pose a security risk as the glass can be removed from the outside. The glass may be fixed in the surround by double sided tape which will prevent the glass from being removed, but without taking the frame apart this cannot be confirmed. Some installers fit external beading as standard as it helps reduce the chances of penetrating dampness due to driving rain.

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 2.



Outside the property

D6 Outside doors (including patio doors)

The front door is of composite construction and operated satisfactory during the inspection.

The rear door is of UPVC construction with a double-glazed window pane. The door operated generally satisfactory although some minor adjustments are required. This will be related to the structural movement of the rear return.

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.

Condition rating 1.

1

D7 Conservatory and porches

None present.

Condition rating NI.

NI

D8 Other joinery and finishes

At low levels the main walls are finished with a sand and cement render. Redecoration of the render is now required.

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.

Only a head and shoulders inspection of the roof structure could be undertaken due to the small size of the access hatch.

No inspection could be undertaken of the rear return roof structure as no access is available.

E1 Roof structure

1 2 3 NI

The roof space is approached by a hatch off the landing cupboard.

The small size of the access hatch prevented actual entry into the roof space and allowed only a limited inspection.

The roof covering is supported by a timber frame of trussed down rafters which are cross braced. No evidence of significant defects is apparent. The roof would originally have been covered with slate. The covering has been replaced with heavier concrete tiles. Ideally the roof structure should have been strengthened to take the additional weight. This has not been undertaken. However, no distortion to the roof frame was noted.



Roof structure.

There is no proper provision for ventilation of the roof space. This means that there is a risk that condensation could gather on the underside of the roof lining. This in turn could damage timbers and ceilings below. Whilst there is no evidence of this problem to date, ventilation should ideally be provided in the form of ventilation grilles to eaves undersides (soffits), fitting air bricks to gable



Inside the property

end walls and/or by incorporating individual ventilation tiles to each roof slope. The need for this work will become more necessary if insulation is upgraded.

The roof space has been insulated with fibre glass laid across ceilings. This needs thickening to approx. 300mm to comply with current recommended standards. Care must be taken at the edges to ensure the insulation is not touching the roofing felt or blocking the eaves ventilation. This will help to avoid condensation problems.

There is evidence of vermin droppings in the roof space. Mice, rats and squirrels can cause damage, particularly if they chew through electric cables. You should employ a pest control officer to inspect and lay rodent bait etc as necessary. Services should be checked. Please see Section F.

The party walls have been constructed with concrete blockwork.

The brick-built chimney breast run through the roof space and are on the left-hand party wall. The front chimney breast has been part removed and a steel and concrete lintel has been installed. (Please see Section E5). These works will have required Building Regulation approval. Please see Section H1.

Condition rating 2.

E2 Ceilings

The nature of the ceiling material is difficult to verify without disruptive investigation and no opening up has been undertaken.

The ceilings are probably a mixture of older plaster on laths (thin wooden strips) and modern plasterboard. They have a papered and plaster skimmed finish. Although being slightly uneven and cracked in places they are in generally serviceable condition. The cracking is probably due to the natural vibrations which tend to occur in domestic buildings and thermal movement: the expansion and contraction of building materials due to changes in temperature and humidity. The cracks can be filled but will recur from time to time, eg. the kitchen.

A textured "Artex" type coating has been applied to the ceiling in bedroom three 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.

A damp stain was noted to the rear bedroom ceiling. This is thought to be historic, although it should be monitored. It may be related to the poor flashing of the chimney stack.

Condition rating 1.

1



Inside the property

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.

3

Internal partitions are partly of masonry, partly of timber construction and are finished with plaster, as are the inner faces of outside walls. Whilst minor cracking and loss of 'key' (loosening) of plaster was noted, no evidence of significant defects was found. When redecorating, an older property expect the need for some general plaster repairs to be needed.

As noted in Section D4, rising dampness was noted to the majority of ground floor walls. The property has recently had a retro fitted chemical injected damp proof course installed with the associated replastering undertaken internally. It is not known if the new plaster is of Lime plaster which would allow the brickwork to breathe. Further investigation is now required. The walls to the understairs cupboard and righthand side wall of the kitchen have not been damp proofed and are damp. Further investigation is now required.



Damp to kitchen wall.



Inside the property



Damp to newly plastered wall.

The original wall between the lounge and dining room has been removed and the ceiling shape at this point suggests the load above is now carried by a steel joist or its equivalent. This is concealed by the decorative finish and its presence cannot be visually confirmed but there is no sign of inadequacy. It should be confirmed by your conveyancer this alteration was completed in accordance with Building Regulations. Please see related comments in Section H1.

Where the original structure has been modified, for example by removal of a wall and/ or a fireplace it is important the remaining parts of the building are properly supported. Whilst there is no obvious evidence of disturbance or instability there is a risk of concealed problems unless the local council or an approved inspector has granted Building Regulation approval for the work (or a suitable building contractor's guarantee or warranty exists).

If this does not exist and you require further assurance you must employ a competent builder to investigate further. This may involve disturbance to the fabric and the building owner may not wish to co-operate over this matter. A degree of insurance indemnity protection can sometimes be arranged through your conveyancer where there is no definitive evidence.

Condition rating 3.

E4 Floors

Solid floors to the understairs cupboard appear to be original and probably have no damp-proof membrane (DPM) to protect against dampness rising from the ground. Although some evidence of damp was found, the floors are an important feature of the property and the level of dampness is not felt to be sufficient to make lifting and re-laying of the floor surface above a DPM essential. Floors should not be surfaced with any impermeable covering such as vinyl or rubber-backed carpet (and ideally should be left exposed).

2



Inside the property



Damp to the floor in the under stairs cupboard.

The floors in the hall, lounge and dining room are of suspended board on timber joist construction. No evidence of significant defect was noted. However, additional airbricks should be installed to the passageway wall to increase the sub floor ventilation. The joist ends are also embedded in a damp wall which may cause future decay. Ongoing repairs will be required.

The kitchen 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 timber boarding. No evidence of significant defect was found.

New carpets have been fitted throughout the property. However, they have been fitted poorly and no underlay has been installed. The carpets will require re-fitting.

Condition rating 2.

E5 Fireplaces, chimney breasts and flues

There are no fireplaces.

Air vents need to be fitted to sealed fireplaces in order to provide ventilation to the disused flues. This is required in order to prevent condensation occurring within the flues which in turn could cause damage to the flue linings, plaster finishes and decorations. This includes those in the rear reception room.

A chimney breast has been removed from the front reception room and bedroom above. The chimney breast remains in the roof space above. Whilst there is no obvious sign of structural inadequacy your builder should check suitable lintel support has been provided in the gap between the floor and ceiling below. This will involve lifting a floorboard. If support is not provided it should be by a competent builder to avoid possible future structural problems occurring. Alternatively, the seller may be able to formally confirm the alteration was completed in accordance with Building Regulations. You should check this through your conveyancer. Please see Section H1.

2



Inside the property



Support for removed chimney.

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 2.

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.

The built-in wardrobes to the bedrooms are basic in nature.

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.

2



Inside the property

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

The staircase is considered to be steep and a health and safety issue. Please see Section I3.

The half steps to the landing are considered to be a trip hazard. Please see Section I3.

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.

The type and age of the property does, however, mean there could be some timber decay and infestation in concealed timbers. Without opening up the structure it is not possible to comment in detail on such timbers.

If any defects are found, for example, when changing carpets or moving furniture, they should be dealt with by a competent timber treatment contractor. This may involve spraying with an insecticide solution in accordance with the manufacturer's recommendations and/or replacement of some timbers. A comprehensive guarantee should be obtained for any work carried out. When buying a property of this age and type this potential risk should be borne in mind when calculating future maintenance costs.

Condition rating 1.

E8 Bathroom fittings

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

The sanitary fittings are dated and many purchasers would wish to refit.

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/repaired 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

E9 Other

Many buyers would wish to carry out complete internal redecoration after moving in.

Condition rating 2.

Having regards to the age of the property it is possible that the paintwork contains lead (often used pre-1970). Suitable care should therefore be taken when rubbing down and redecorating surfaces as lead is a potentially harmful material.

There are smoke alarms in the property. 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.

2



Inside the property

The property is at an age where there may be some concealed building products with an asbestos content. 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 can be obtained from www.hpa.org.uk.

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 to the side passage and the dated fuse box is located in the hallway.

3

We have not carried out tests on the system. Based on our visual inspection there are a number of apparent shortcomings which indicate that at least some upgrading may be needed. These include the dated nature of some sockets and switches together with the dated fuse box. In addition, it is not known if the installation is covered by a current inspection and testing certificate.



Dated fusebox.

As such you should have the system tested now by a qualified electrician to ensure current wiring regulations including Part P of the Building Regulations are complied with. You should implement 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.

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 to the understairs cupboard.

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 adjacent to the rear door. There are no cold-water tanks visible which is usual with a combination boiler.

1

It would appear that the rising main for the water feed is of lead construction.

In an older property, mainly if built pre-1970, there may be some lead pipework forming part of your water supply. You should appreciate that some of the plumbing is concealed and we cannot comment on its type or condition.

Drinking water can pick up lead from the pipework that runs from the water main underground and into the property, or from lead pipework inside your property. Lead is potentially harmful in excessive levels. If you are particularly concerned you should consult your local water company for further advice and information on any appropriate steps, they or you can take to minimise the risks.

Every property with a mains water supply requires both internal and external stop taps for proper control of the incoming water supply. It is important to know the position of the stop taps 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 stop tap locations. Clarify this with the owners.

Condition rating 2.

F4 Heating

Central heating and domestic hot water are provided by the gas fired combination boiler located in the rear bedroom cupboard. The boiler looks modern and efficient. It is connected to hot water radiators. The system was not operational during the inspection.

3

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

F

Services



Boiler.

However, the service record has not been seen and as such you should have the system serviced by an engineer on the gas safe register (www.gassaferegister.co.uk) before a legal commitment to purchase. Annual servicing is recommended. Your Legal Advisers should enquire about the boiler service records. This advice can be lifted if recent satisfactory service/test documents are available.

Your legal advisor should request the boiler Installation Compliance Certificate.

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 3.

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.

3

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 3.

F6 Drainage

Above ground waste pipes are of plastic.

3

Waste water was found in the chamber indicating a blockage / defect in the system. This should be cleared and the whole drains thoroughly checked for defects from a specialist contractor. In a

F

Services

building of this age, there is a likelihood that drain defects will have developed, it should be appreciated that an inspection of the accessible manholes cannot conclusively confirm that other hidden areas are free from defect. This can only be established by a detailed drain test.



Blocked drains.

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.

Condition rating 3.

F7 Common services

None known of although it is assumed the drains are shared with the neighbouring properties.

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.

No inspection could be undertaken of the outbuildings due to their overgrown and dilapidated nature.

G1 Garage

1 2 3 NI

There is no garage.

Condition rating NI.

NI

G2 Permanent outbuildings and other structures

A row of outbuildings are located to the rear boundary of the garden. They are in a poor dilapidated condition.

No access was available due to the overgrown nature surrounding the frontage. A comprehensive programme of repair and upgrading will be required. It may prove most cost effective to demolish the outbuildings.

3



Overgrown and dilapidated outbuildings.

Condition rating 3.



Grounds (including shared areas for flats)

G3 Other

The rear garden has been neglected and is currently overgrown. A full programme of landscaping will be required.

The fencing to the right-hand boundary is currently missing. This requires reinstating.



Missing fence.

The front boundary wall is cracked and requires repairs.

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.

A right of way runs across the rear of the property to allow bin access for the neighbouring houses. Your legal advisor should investigate further. please see Section H3.

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 2.

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:

- Obtain Building Regulations certification for removal of lounge/dining room wall.
- Obtain Building Regulation certification for the removal of the lounge and bedroom chimney breast.
- Obtain FENSA certification for windows.
- Obtain boiler Installation Compliance Certificate.

H2 Guarantees

That guarantees exist in respect of the chemically injected damp proof course, and whether such guarantees will transfer with the ownership of the property.

Particular care needs to be exercised in respect of wood-rot, wood-worm and damp guarantees, so as to identify their true value. Your legal adviser should check the identity of the original treatment firm and ensure that it is associated with a recognised body and chemical supplier. A guarantee will normally only cover those areas specifically treated, and this is normally identified in the original report, specification and plan. It is important that any such documents are made available to you through your legal adviser and that you ensure the benefit of them is transferable to you as the new owner. Some guarantees are insurance backed and this may offer some cover if the original contractor is no longer in existence.

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 right of way across rear yard.

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

- D1 Chimney repairs
- D4 Dampness and structural movement
- E1 Ventilate roof space
- E3 Dampness
- E4 Increase sub floor ventilation
- F The lack of test certificates for the services including the heating system is a potential risk.
- F6 Blocked drains
- G3 Clay sub soil

I2 Risks to the grounds

- G3 Clay sub soil

I3 Risks to people

- C Radon
- D4 Dampness
- E2 Artex
- E7 Steep staircase and trip hazard to top of stairs.
- E9 Lead paintwork
- F The lack of test certificates for the services including the heating system is a potential risk.
- F3 Lead pipework

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

Property valuation



Property valuation

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

In my opinion the market value on as inspected was:

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

Tenure

Area of property (sq m)



Arriving at my valuation, I made the following assumptions:

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

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

Regarding legal matters, I have assumed that:

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

Property valuation



Reminder

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

Any additional assumptions relating to the valuation

We assume there will be no unusually high repair costs in respect of the services noted in Section G and the other items of disrepair we report upon.

The reinstatement cost given is the minimum amount of Buildings Insurance cover you should have. There is no correlation between “The Valuation” (capital value) and the reinstatement value for insurance purpose.

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

Other considerations affecting value

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 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. 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.

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

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

K

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

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



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.

M

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



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

The service

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

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

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

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

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

The inspection

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

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

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

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

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

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

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. 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 and valuation) 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. Until these investigations are completed, the surveyor may not be able to provide you with a market valuation figure.

Dangerous materials, contamination and environmental issues

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

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

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



Description of the RICS Home Survey – Level 2 (survey and valuation) 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 and valuation) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

Condition ratings

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

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

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey and valuation) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey and valuation) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.



Description of the RICS Home Survey – Level 2 (survey and valuation) 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 and valuation) report will identify and list the risks, and explain the nature of these problems.



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

The valuation

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

Market value

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

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

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

The surveyor assumes that:

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

Legal matters

The surveyor assumes that:

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

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

Reinstatement cost

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

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

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



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

property.

Standard terms of engagement

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

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation (after repairs).

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property. Where the surveyor is also providing a valuation of the property, they have the skills, knowledge and experience to provide such a valuation, and are a member of the RICS Valuer Registration scheme.

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

4 Terms of payment – You agree to pay 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 complaint 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.

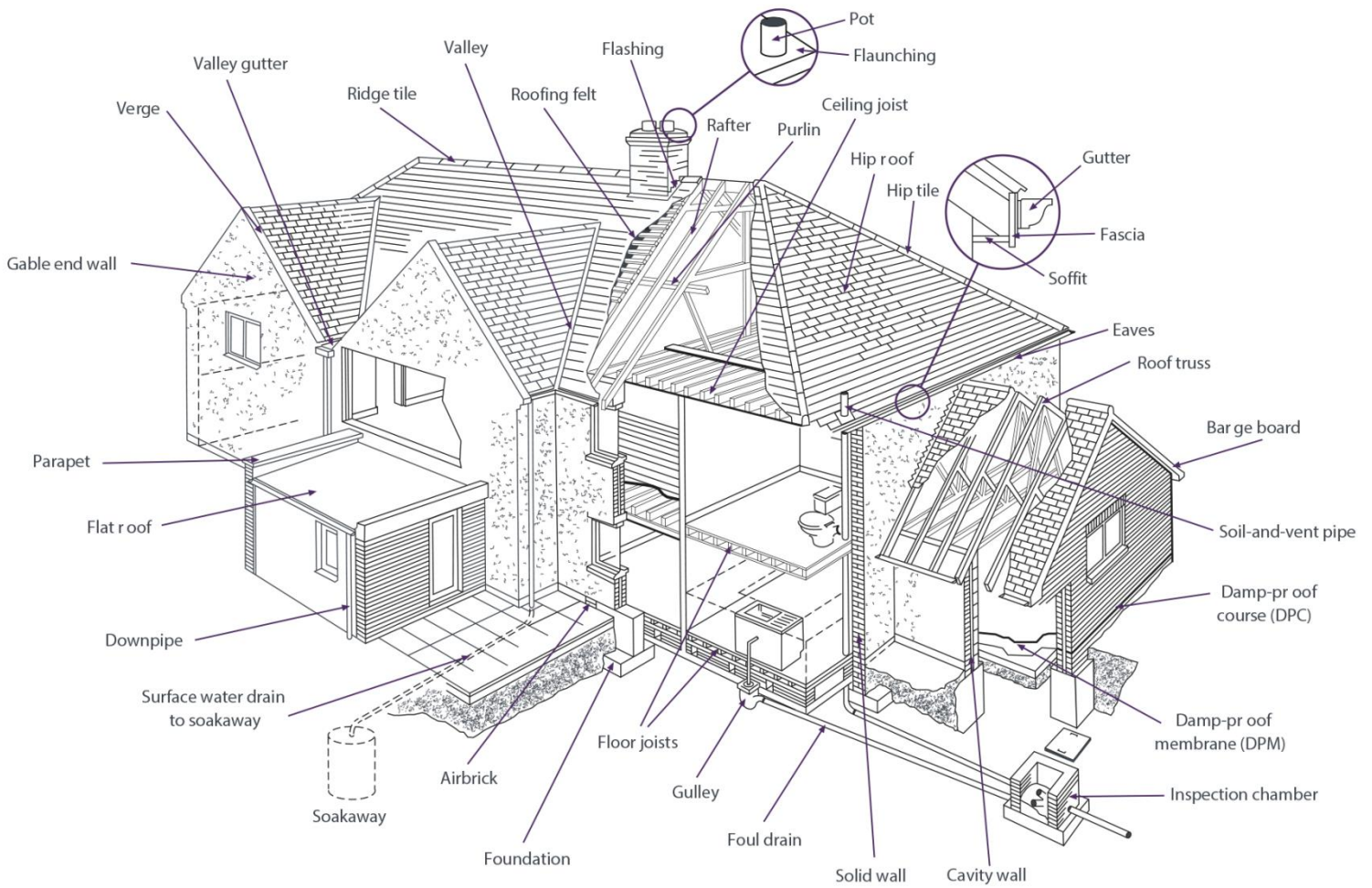
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Typical house diagram



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.

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