



LEVEL 3

Your survey report

Property address

Client's name

Consultation date (if applicable)

n/a

Inspection date

Surveyor's RICS number

3

Contents

A	About the inspection and report _____	3
B	Overall opinion _____	7
C	About the property _____	14
D	Outside the property _____	19
E	Inside the property _____	25
F	Services _____	31
G	Grounds _____	35
H	Issues for your legal advisers _____	38
I	Risks _____	40
J	Energy matters _____	42
K	Surveyor's declaration _____	45
L	What to do now _____	47
M	Description of the RICS Home Survey – Level 3 service and terms of engagement _____	49
N	Typical house diagram _____	55
	RICS disclaimer _____	59

A

About the inspection and report

This RICS Home Survey – Level 3 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A

About the 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, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase

Any extra services we provide are not covered by these terms and conditions, and must be covered by a separate contract.

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other part.

 **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 overcast following a period of dry weather.

Status of the property when the inspection took place

The property was occupied by the vendor, Hanna Newborn. It was furnished and partly carpeted during our inspection.

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.

A traditional village cottage with out of character flat roof extension to the rear. Situated in a popular location and owned by the vendor since about 2015. Well maintained since that time. Requiring some attention as we report although the matters identified are not unusual in the context of a building of this age and construction type.

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

An attractive village cottage in a popular location. Owned by the vendor since about 2015 and well maintained since that time. Being in need of some attention as we report although the matters identified are not unusual in the context of such a property. The proximity of the public house and the pedestrian right of way to the rear may possibly put off some future purchasers. The flat roofed rear extension is out of character.

The property is considered to be a reasonable proposition for purchase. Our opinion is based on the assumption that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. All should be dealt with as soon as reasonably possible to avoid unnecessary deterioration.

Those which should be given priority and for which you should obtain competent trade contractors estimates and reports for before a legal commitment to purchase have a Condition Rating of 2 and in particular 3.

Provided that the necessary works are carried out to a satisfactory standard, there should not be any particular difficulties on resale in normal market conditions. The market has improved but remains uncertain, largely due to Covid 19. You should therefore regard your purchase as a medium to long term investment.

In any building, there are always standard maintenance matters which need attention from time to time. This is an older property. Such buildings are often not constructed to the standard of many modern homes. For example, the foundations may be shallower, the walls may be of solid and not cavity construction and so on. Renovations and alterations are often undertaken over the years and the standard of work can be variable. Defects may be removed or covered up by repair and redecoration. The potential cost level of future remedial works in an older building can be high, particularly if alterations are planned. You should appreciate that older buildings also need more frequent ongoing maintenance than modern properties.

The walls are built with traditional materials and should be repaired using materials and techniques that are suited to this type of building. If not, damage could occur. You should use contractors who are experienced in working on older buildings.

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.

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

The property is understood to be Grade II Listed. The owner of a Listed building has responsibilities in terms of proper maintenance. No alterations either internally or externally should be made without first checking the need for Listed Building Consent from the Local Planning Authority. They may have very specific restrictions.

B

Summary of condition ratings

The Local Authority can issue a Listed Building Enforcement Notice requiring the correction of any unauthorised alteration or extension works if they consider that the works adversely affect the character of the building. We have made no investigations in this regard and you should ask your Conveyancer to make all necessary enquiries. Alternatively, you should personally make these enquiries yourself www.lpoc.co.uk provides useful general information.

The Government's Planning Portal is a useful source of information if you are planning an extension or alteration. Visit www.planningportal.gov.uk here you will find advice on how the planning and Building Regulations systems work. Most council websites have a building control section and they outline how the authority interprets the Building Regulations. Please note that regulations are constantly changing and you should fully verify specific matters of importance to you.

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.

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
D4	Damp-proofing guarantee.	
E5	Chimney sweep documentation	
E5	HEATS or equivalent documentation	
E7	Woodworm infestation guarantee.	
F	Electrical and heating system inspection reports.	
H	All documentation referred to in Sections H1, H2 and H3.	



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)
E5	Fireplaces, chimney breasts and flues	HETAS certification. Sweeping.
F1	Electricity	Electrical report.
F2	Gas/oil	Gas engineer report
F4	Heating	Gas engineer report

B

Summary of condition ratings

F5	Water heating	Gas engineer report
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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)
D2	Roof coverings	
D3	Rainwater pipes and gutters	Leaking in places
D5	Windows	Localised areas of deterioration

1

Elements with no current issues

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

Element no.	Element name	Comments (if applicable)
D1	Chimney stacks	
D4	Main walls	
D6	Outside doors	
D8	Other joinery and finishes	
E1	Roof structure	
E2	Ceilings	
E3	Walls and partitions	
E4	Floors	

B

Summary of condition ratings

E6	Built-in fittings	
E7	Woodwork	
E8	Bathroom fittings	
E9	Other	
F3	Water	
F6	Drainage	
G2	Permanent outbuildings and other structures	
G3	Other	

NI

Elements not inspected Summary of repairs and cost guidance

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
G1	Garage



Summary of condition ratings

Further investigations

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

Section H. All legal matters we have identified.

Section F. Testing of services as indicated.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

An extended semi-detached village cottage.

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

Approximate year the property was built

1850. According to the vendor the differing brickwork to the front is a result of the right-hand portion of the property having been fire damaged and rebuilt in excess of 100 years ago.

Approximate year the property was extended

Probably 1970s (to the rear)

Approximate year the property was converted

Information relevant to flats and maisonettes

Construction

Mostly traditional solid walls of both brick and Ironstone construction. Being of between approximately 230mm and 400mm thickness. No evidence of an original damp-proof course (DPC) but with later chemical injection in 1993.

The bathroom extension walls are of brick faced cavity construction being of approximately 280mm thickness.

The bathroom has a flat mineral felt roof. The remainder of the property has a pitched, timber framed roof covered with natural slates. The front slope incorporates two dormers. The rear kitchen slope incorporates a skylight.

Solid and suspended timber floors. Timber door and window joinery. PVC and cast-iron rainwater pipes.



About the property

Accommodation

	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	1				1			2 Study Hall
First		2	1					1 Landing
Second		1						
Third								
Other								
Roof space								1 Attic store

Means of escape

Fire is potentially always a danger. It is recommended that a fire drill is agreed and regularly practiced so that occupants know what to do in the event of a fire. All doors should be kept closed at night to ensure that the escape route is protected from fire in order to minimise the risk to sleeping occupants. Smoke detectors should be maintained at each landing level to give the earliest possible warning of fire. Keep a fire blanket in the kitchen. Further advice can be obtained from the local fire and rescue service.

There is a carbon monoxide detector fitted in bedroom 1 near the central heating boiler. Check regularly this works properly. Ensure there are similar detectors by both solid fuel room heaters. Fit smoke alarms to the hall and landing ceilings.

If the top floor bedroom is to be used regularly then seriously consider replacing the existing door with a fire door at the bottom of the staircase.



Energy efficiency

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

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

We will advise on the appropriateness of any energy improvements recommended by the EPC.

Energy efficiency rating

E43

Issues relating to the energy efficiency rating

An EPC is technically not required for a Listed building. The current EPC is valid until December 2024.

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)

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



Location and Facilities

Grounds

Enclosed rear courtyard style garden with large store. Neighbour's pedestrian right of way across the garden.

Location

The house is situated at the junction with Hall Lane near The George public house. Ashley itself is an attractive and popular part stone-built village about five miles from Market Harborough.

Facilities

There are typically limited village facilities including village hall, parish church and public house. Market Harborough has a full range of amenities including shops and a railway station.

Local environment

You should obtain a flood risk report. Whilst the threat of flooding directly affecting the building is unlikely, the Environment Agency website does show a flood risk to the north of the village.

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.

Details of environmental issues including flooding risks can be obtained from the Environment Agency at www.environment-agency.gov.uk and click on Environmental Property Search. Another useful website is www.landmark.co.uk. Put your postcode in for the general area (not your specific property). This will give you brief details about risks from flooding, subsidence, radon, coal mining, pollution and previous industrial uses. Your Conveyancer will normally conduct this search in more detail for a charge.

Other local factors

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



Outside the property

Limitations on the inspection

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

The property was inspected from ground level, top floor windows and a ladder. Binoculars were used where necessary.

If it was not raining at the time of inspection, I am unable to confirm that the roof, the roof flashings, the roof valley gutters and the rainwater gutters/downpipes are weathertight.

D1 Chimney stacks

1 2 3 NI

There are two brickwork chimneys (that on the party line belongs to No. 17).

Both have two pots fitted to them and are in satisfactory condition allowing for normal weathering over the lifetime of the building.

Both have mortar flashing around their base where they project above the roof line. This mortar can crack resulting in rainwater penetration problems. In due course you should consider replacing the mortar with more hard-wearing leadwork.

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

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

Open chimney pots can allow rain penetration or can be blocked by nesting birds. To prevent these problems an appropriate guard should be provided.

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

As heating appliances have been installed you should check the flues are properly lined. Please see Section E5.

Condition rating 1

1

D2 Roof coverings

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

It is of benefit the property has been re-roofed in the past. To the rear as viewed from a ladder, there is one broken and two slipped slates. They should be replaced. To the front as viewed from top floor windows, the slates are overall in serviceable condition but are weathered consistent with their fairly old age. There is a small hole in lead flashing adjoining the bottom of bedroom 3 dormer window. This should be filled with mastic to avoid rainwater penetration problems. You should

2



Outside the property

expect a roof of this type to need regular maintenance. Scaffolding access for repairs will add to the cost.

You should obtain a report and quotation from a competent roofer for works now required.

The clay 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.

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 bathroom extension flat roof has been inspected from a ladder. It has a fairly old mineral felt covering which is nevertheless serviceable but weathered. That of the adjoining No. 17 flat roof is more modern. Whilst no immediate action is required you should, nevertheless, budget for refelting of this roof to include the incorporation of thermal insulation in the foreseeable future.

Flat roofs of all types do have a more limited useful life than a traditional pitched roof covering. For example, a mineral felt roof may last 10-15 years from new if properly maintained. Flat roofs can fail at any time and should therefore be checked periodically for potential defects. It should be ensured leaf fall and other such debris is regularly removed and that where appropriate a protective layer of stone chippings is applied to the felt. It is unwise to allow storage upon them or to permit foot fall (window cleaners etc.) as they can be easily damaged. If they are replaced or repaired, you may have to incorporate thermal insulation to comply with Building Regulations. For energy saving and environmental reasons it will be sensible to do so anyway.

Condition rating 2

D3 Rainwater pipes and gutters

The rainwater pipes and gutters are made of mainly older cast-iron and some more recent PVC fittings. Although it was not raining fittings appear to be in serviceable condition. Their exact condition can only be established during rainfall.

Some maintenance is, however, required. The front party line downpipe is cracked and rusting in two places. It will probably leak. White stains on rear brickwork near the kitchen window suggests the adjacent downpipe is leaking/overspilling and will need clearing/adjustment.

Repairs should be undertaken by a competent builder/contractor.

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

Condition rating 2

2



Outside the property

D4 Main walls

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

1

Where visible the walls incorporate a damp-proof course (DPC) consisting of unknown original type but with a later chemical injection DPC added by Ellis & Co in 1993 and still being within the 30-year guarantee. Please see Section H2 regarding this.

This DPC 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.

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. Moisture meter readings were taken where permitted by fittings, appliances, furniture etc (particularly the large sofa in the lounge).

The wall surfaces are in satisfactory overall condition in terms of brickwork and mortar pointing. There is some localised weathering of stonework at low level to the front elevation although this is entirely consistent with its age. To the side there is a large climbing plant (possibly wisteria). This should be pruned regularly so it does not damage the wall surface.

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

Traditionally old stone walls contain inner and outer leaves of stone work with loose infill rubble between. The outer leaf may not be well bonded to the interior and it can therefore suffer from movement. This depends to some extent on the quality of the original workmanship and later maintenance. Such walls are often of substantial thickness. They were normally built without any form of damp proof course (DPC) and are notoriously difficult to treat effectively due to these construction factors if dampness is present.

It is possible the external stonework will gradually loosen, resulting in visible external deflection. If this occurs may prove necessary to employ an experienced stone mason to cut out and rebed the affected stones into position.

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.



Outside the property

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.

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.

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 1.

D5 Windows

Gloss painted timber casement single glazed windows are installed throughout. The lack of double glazing means the windows may be draughty and prone to condensation.

The windows are in serviceable condition. At least two have been repaired with filler (bathroom and dining room). There is some slight softening across the bottom of bedroom 3 dormer window. This will require splicing repair by a competent joiner. Cement mortar fillet is missing from across the bottom of the lounge front window. It should be renewed.

You should obtain a report and quotation for these maintenance works from a competent joiner.

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.

The windows mostly have a mixture of tiled and concrete overhanging sills. There is no such projection/overhang to the bathroom and kitchen windows meaning that during heavy rainfall the water will not be 'thrown' away from the structure. If windows are ever replaced this discrepancy can be corrected.

Condition Rating 2

2

D6 Outside doors (including patio doors)

There is a gloss painted timber casement door of wide proportion to the front hall. It is in satisfactory condition. Across the bottom the timber strip shows evidence of weathering and past decay. It now appears stable. At a future date it may have to be cut out and renewed.

To the rear are both gloss painted timber casement stable and French doors. They are in a serviceable condition for their purpose.

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



Outside the property

D7 Conservatory and porches

No conservatory or porch.

Condition Rating NI

NI

D8 Other joinery and finishes

Gloss paintwork to timber doors, windows and eaves fascias (the latter being to the bathroom extension), and cast-iron rainwater pipes is in generally satisfactory condition.

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

Condition Rating 1

1

D9 Other

No other matters identified.

Condition Rating NI

NI

E

Inside the property



Inside the property

Limitations on the inspection

At the time of my inspection the property was occupied by the vendor. It was furnished and the floors were mostly covered. Storage restricted visibility in places, particularly in the kitchen and to bedroom 1 wardrobes.

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 my inspection of the walls and ceilings. If the floors were covered this limited my inspection of the floors beneath. Any furniture present was not moved and this may limit access to some wall surfaces.

E1 Roof structure

1 2 3 NI

Part of the roof space is taken up by bedroom 3 where the horizontal timber support purlins are visible to the front and rear slopes. There is an access hatch from this room to the roof space above bedroom 1.

1

The roof covering is supported by a traditional timber frame of down rafters and cross purlins. No evidence of significant defects is apparent.

There is no proper provision for ventilation of the roof space except for the window which remains closed. This means there is a risk that condensation could gather on the underside of the roof felt lining. There is some discolouration on roof timbers indicative of condensation. If the problem persists, and unless you are prepared to leave the window ajar, you should consider asking a competent builder/roofer to provide two ventilation tiles to each of the front and rear slopes to create a through draught. The need for such work often becomes necessary if insulation is upgraded.

The floor is partly boarded to a loose standard. It should be resecured. There is a mixture of fibreglass and foil backed insulation which needs topping up. Please see Section J. Be aware that bedroom 3 being directly beneath the roof slopes is likely to be poorly insulated and as such it will be subject to seasonal temperature extremes.

Condition rating 1

E2 Ceilings

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

1

The ceilings are probably a mixture of older plaster on laths (thin wooden strips) and modern plasterboard. They have a beamed finish in places with a decorated plaster skim coat elsewhere.

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.



Inside the property

Bedroom 3 top floor ceilings are angled and provide restricted headroom. The stone hearth for bedroom 2 fireplace has been retained as an exposed ceiling feature in the lounge.

Condition Rating 1

E3 Walls and partitions

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

Internal partitions are mostly 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. That said, much if not all of the property does appear to have been replastered. There is a small area of exposed painted brickwork in the kitchen.

The original wall between the dining area and what may have been a small separate kitchen 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 1

E4 Floors

The floor in the lounge is of suspended board-on-timber joist construction with a carpet overlay. No evidence of significant defect was found and air-bricks through the outside walls appear to be sufficient to ventilate the under-floor spaces. Ensure they remain free of obstruction as restricted airflow can cause an outbreak of rot in floor timbers. This floor has a carpet overlay.

All other 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.

Those in the study and hall have a carpet finish with modern ceramic tiled overlay in the kitchen.

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



Inside the property

The floor in bedroom two is slightly squeaky underfoot. The bathroom has a modern ceramic tiled finish (incorporating underfloor heating). Carpets are fitted elsewhere.

Condition Rating 1

E5 Fireplaces, chimney breasts and flues

The fireplace in the kitchen is fitted with a solid fuel burning room heater. It is not known whether the flue serving this has been lined or required lining as per the manufacturer's installation requirements. The heater should have been installed by an accredited engineer such as a HETAS registered installer (<http://www.hetas.co.uk>). The HETAS website includes useful information on such matters as solid fuel burning, provision of closure and register plates to the flue/fireplace underside, suitable materials for use as fire surrounds and chimney/flue sweeping etc.

No evidence of significant defect was noted to the appliance or chimney breast from a limited visual inspection but no tests have been undertaken. The flue and appliance should be checked before use then annually by an approved contractor.

This is a specialist matter and further advice should be obtained now. A carbon monoxide detector should be fitted close to the appliance and tested regularly.

Your conveyancer should enquire if there is a HETAS or equivalent installation certificate is available.

This comment also applies to the solid fuel room heater in the lounge.

There is an open fireplace with a tiled feature surround in bedroom 2. This may be draughty. It should not be used as it represents a carbon monoxide risk.

The flues should be swept annually. It is understood the Vendor has documents available in this regard. You should obtain them.

At the upper levels of the accommodation the chimney breasts were tested for dampness, such as rain moisture soaking down through the masonry, and no significantly high readings were obtained.

The central heating boiler is ventilated to a fan assisted flue. This appears to be a satisfactory arrangement.

Condition Rating 3

3

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. They are fairly modern and include a built-in dishwasher. Check if the range cooker will remain.

There are reasonably good but not high standard sliding door wardrobes in bedroom 1 which also has an older but useful built-in cupboard. There are no other fitted wardrobes.

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.

1



Inside the property

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

Condition rating 1

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.

Skirting boards have been replaced. They are not particularly well fitting in places (e.g. lounge and bedroom one) where filler and decoration will be beneficial for cosmetic reasons between them and the adjacent wall surfaces.

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. The door to bedroom one will not close fully. It needs adjusting by a competent joiner. Please note our comments in Section C – Means of escape regarding a fire door for bedroom three.

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

The second-floor staircase is angled and steep. It is a modern replacement. The low banisters at the top pose a potential health and safety risk (particularly to small children). Accordingly, they may have to be raised.

No signs were found of significant wet or dry rot in structural and main joinery timbers internally. However, there are signs of past infestation by wood-boring beetles, for example exposed beams in the lounge, bedrooms 2 and 3.

The infestation does not appear to be continuing and the seller says that chemical treatment has been carried out. Your conveyancer should check whether there is a valid guarantee for this work. Please see Section H2.

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

1



Inside the property

E8 Bathroom fittings

The bathroom is fitted with a modern white suite and includes a mixer shower with glazed screen over the bath. The walls are fully tiled. Window ventilation is provided but no mechanical extractor fan. Consider installing one to ease potential condensation problems.

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/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

The internal decorative condition is very good overall (poor in bedroom one original built-in cupboard).

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

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.

Condition Rating 1

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

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 an 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.*

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. My comments based on a visual inspection only are as follows.

3

There is a mains electrical supply. The meter is in the kitchen and the residual current device (RCD) consumer unit is as well.

We have not carried out tests on the system. Whilst there are no obvious defects based on our limited visual inspection it is not known if the installation is covered by a current inspection and testing certificate. The exception is the broken light fitting in the attic store which will need replacement.

As such you should have it tested now by a qualified electrician to ensure current wiring regulations including Part P of the Building Regulations are complied with. You should implement any upgrading recommendations made in full.

The check should include the overhead power supply leading from the kitchen to the garden store.

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.

You should obtain an NICEIC (National Inspection Council for Electrical Installation Contractors) Domestic Installers work certificate for compliance in respect of works undertaken. This will confirm that the electrical installation complies with Part P of the Building Regulations. Visit www.niceic.com.

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 in an outside box to the rear.

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 in the study.

1

There are no cold-water tanks which is normal with a combination boiler.

Water pressure is adequate and the WC flushes. Plumbing for an automatic appliance is installed in the kitchen.

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.

Condition Rating 1

F4 Heating

Central heating and domestic hot water are provided by the Vaillant gas fired combination boiler located in bedroom one. The seller states that the boiler was serviced in September 2020. The boiler looks fairly old and is understood to date from about 2002. It is connected to hot water radiators. The system was on and the radiators were warm during our inspection. A number have thermostatic valves fitted to them.

3

The main system is supplemented by an underfloor heating system incorporated in the bathroom floor. The programmer control for this is on the landing. Check details of operation etc. with the owner.

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



Services

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.

This advice also applies to the underfloor heating in the bathroom.

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.

However, as with Section F4, 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

3

F6 Drainage

It is assumed that the foul and rainwater drains connect to the main sewer. The inspection cover in the rear garden was raised to reveal a shallow chamber and clay pipework. The drain run at this point was free of obstruction and there are no above ground signs of obvious defects. In the absence of a full inspection by a drainage specialist you must accept the risk of hidden defects existing.

The drainage soil vent pipe is attached to the rear wall bathroom area.

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 1

1

F7 Common services

It appears that the drains to the rear are shared with no. 17.

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. Garden sheds etc are, therefore, excluded unless stated otherwise. 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. They are normally not built to the same standard as the main living accommodation.

G1 Garage

1 2 3 NI

No garage or space.

Condition Rating NI

NI

G2 Permanent outbuildings and other structures

In the rear garden is a brick, stone and slate roofed store with light and power.

It is in a satisfactory overall condition for its garden storage purpose having evidently been re-roofed. There are some water marks and localised wet rot affecting timbers as viewed from inside. These may pre-date re-roofing although you should budget for limited future maintenance of the roof. The size of this store is a particular benefit.

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.

The property is flush onto the pavement. A pedestrian right of way leads to the enclosed rear garden which is on two levels: The lower section paved, the upper section lawned with borders.

There is a retaining wall between the two sections built of brickwork. It is currently in satisfactory condition. Such walls restrain considerable weight behind them. They often become damp and start to deteriorate/lean. They can fail without warning and be costly to repair or replace.

Timber fencing to the left and rear boundaries is adequately maintained. There are no large trees nearby.

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

Your attention is drawn to the fact that the sub soil in this district is clay based. Clay sub soils are susceptible to shrinkage during periods of extremely dry weather as the volume of the clay changes in proportion to its moisture content. The risk of foundation damage increases significantly when trees or shrubs are planted near buildings. As a general policy, it is recommended that no shrubs

1



Grounds (including shared areas for flats)

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.

I cannot comment on the type of species of plant within the grounds of the property. If you are concerned about the presence of invasive or controlled plant types and species (such as Japanese knotweed) which may be dormant, hidden, cut back or concealed you should commission a Horticultural Specialist to undertake an invasive plant survey. If any treatment programme is/has been undertaken your legal advisors should confirm that this is backed by an insurance backed warranty and what stage, this treatment is at. Under enquiries before contract the existing owner is required to reveal any knowledge of Japanese knotweed and your legal advisors should specifically request this.

Condition rating 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, together with any other statutory and local regulatory requirements, such as those applying if the property is in a Conservation Area or is Listed:

The flat roof bathroom extension (which is of some age) and apparent removal of at least one wall where the kitchen has been enlarged.

The availability of HETAS or equivalent certification for both solid fuel room heaters.

H2 Guarantees

Your conveyancer should check:

There is a valid guarantee for previous damp and timber treatment works undertaken. 30 year guarantees by Ellis & Co from 1993 have been seen.

Obtain the testing and service records for the electrical, gas and heating installations.

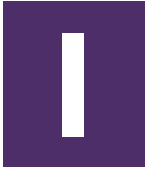
H3 Other matters

You should ask your conveyancer to check:

- the road, pavement and drains are adopted by the Local Authority.
- ownership of and maintenance responsibilities for all boundaries. In particular, note our photograph of the rear elevation which appears to show the rear extension of number 17 overlapping the original party line of the chimney and, therefore, being in part within your rear garden.
- the property has an unencumbered freehold title with full vacant possession available at a convenient date to suit you.
- all appropriate and relevant documentation including that referred to in Section B is available and satisfactory in all respects before you sign contracts.
- environmental risk details including those identified in Section C: flooding and radon.
- satisfactory legal arrangements for the pedestrian right of way across the rear.
- full details of the Grade II Listing. We understand the property was listed in January 1987 as Grade II and was included for "Group Value" (i.e. village setting reasons).

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

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

I2 Risks to the grounds

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.

Radon in the locality.

I3 Risks to people

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

Fire is potentially always a danger. Please note our more detailed comments in Section C “Means of Escape”.

Radon in the locality.

Shortage of smoke alarms and carbon monoxide detectors.

Low level staircase banisters in bedroom 3.

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

Energy matters

This section describes energy-related matters for the property as a whole. It takes into account a broad range of energy-related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building, but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.



Energy matters

J1 Insulation

The walls are mainly of solid brick and stone. As such, they will offer lower thermal insulation properties than a building of cavity wall construction. We cannot confirm whether cavity wall insulation is incorporated in the bathroom extension although given its age we consider it unlikely.

The ceilings in the roof space off bedroom three are insulated to a degree with fibreglass although this needs thickening to 250mm. The EPC states the roof as having no insulation which is incorrect. It is very unlikely the flat roof will incorporate thermal insulation. This should be included as and when refelting is required.

Be aware that bedroom three which is adjacent to the roof will probably incorporate no thermal insulation. It will therefore be subject to seasonal temperature extremes.

The EPC refers to some double glazing. This must relate to the kitchen rooflight only. The single glazed windows may be draughty and could be prone to condensation. Consider installing secondary glazing.

The EPC assumes no ground floor (suspended or solid) insulation which is a reasonable assumption.

The EPC indicates potential for improvement of the existing E43 rating to 72C subject to improvements recommended being undertaken. You will see from the EPC that the cost of these works is considerable. Realistically, you should therefore be selective in terms of which improvements you do undertake from a cost benefit viewpoint. On this basis, the most effective will upgrading roof space insulation, draught proofing, low energy lighting, provision of a room thermostat for heating controls and possibly installing secondary glazing.

J2 Heating

The central heating boiler is understood to date from about 2002. It will not be as efficient as a modern condensing boiler. This is something you should consider for the future. As the EPC states, control of the system will be improved if a room thermostat is installed.

The main heating is supplemented by underfloor heating to the bathroom and solid fuel room heaters in the lounge and kitchen.

J3 Lighting

The EPC states low energy lighting is in 38% only of fixed outlets. You should extend its range throughout the accommodation.

J4 Ventilation

Natural ventilation is provided throughout. There is a cooker hood in the kitchen. The bathroom lacks mechanical ventilation and you should consider installing an extractor fan for improved ventilation. Otherwise, condensation issues could occur.

The extent of condensation in a dwelling will depend not only on its orientation and construction materials, but on variable factors such as weather conditions, lifestyle, and how the property is heated and ventilated.

The control of condensation involves maintaining surface temperatures above the dew point (the humidity related temperature at which water vapour turns into moisture), and the provision of adequate thermal insulation and proper ventilation. Unfortunately, the modern emphasis on draught proofing reduces



Energy matters

ventilation in dwellings, increasing the risk of condensation.

Adequate heating and ventilation will help to keep condensation to a minimum. The control of condensation can be significantly improved by installing extractor ventilators in bathroom and kitchen areas with ducts arranged to disperse the humid air to the outside. This will help to remove water vapour at source. The extractors should be operated whenever these rooms are in use.

J5 General

A copy of the Energy Performance Certificate (EPC) for this property can be viewed as follows: if prepared by a Domestic Energy Assessor before 19th September 2020 including expired certificates at www.epcregister.com. If prepared from 20th September 2020 onwards: www.find-energy-certificate.digital.communities.gov.uk. An EPC is not required if a property is Listed. You can find details of a listing on the Historic England website: www.historicengland.org.uk. You can obtain useful and advice on home energy efficiency measures from a variety of online sources including the Energy Saving Trust: www.energysavingtrust.org.uk.

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) FRICS- Fellow of the Royal Institution of Chartered Surveyors

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. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for
- describe in writing exactly what you will want them to do and
- get 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 3 service and terms of engagement



Description of the RICS Home Survey – Level 3 service and terms of engagement

The service

The RICS Home Survey – Level 3 service includes:

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

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

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

The inspection

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

The surveyor does not force or open up the fabric of the building. 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 thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents.

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



Description of the RICS Home Survey – Level 3 service and terms of engagement

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.

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 3 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 is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

Condition ratings

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

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

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will present the energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.



Description of the RICS Home Survey – Level 3 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. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.



Description of the RICS Home Survey – Level 3 service and terms of engagement

Standard terms of engagement

1 The service – the surveyor provides the standard RICS Home Survey – Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports
- market valuation and re-instatement cost, and
- negotiation

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

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

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

4 Terms of payment – You agree to pay 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.

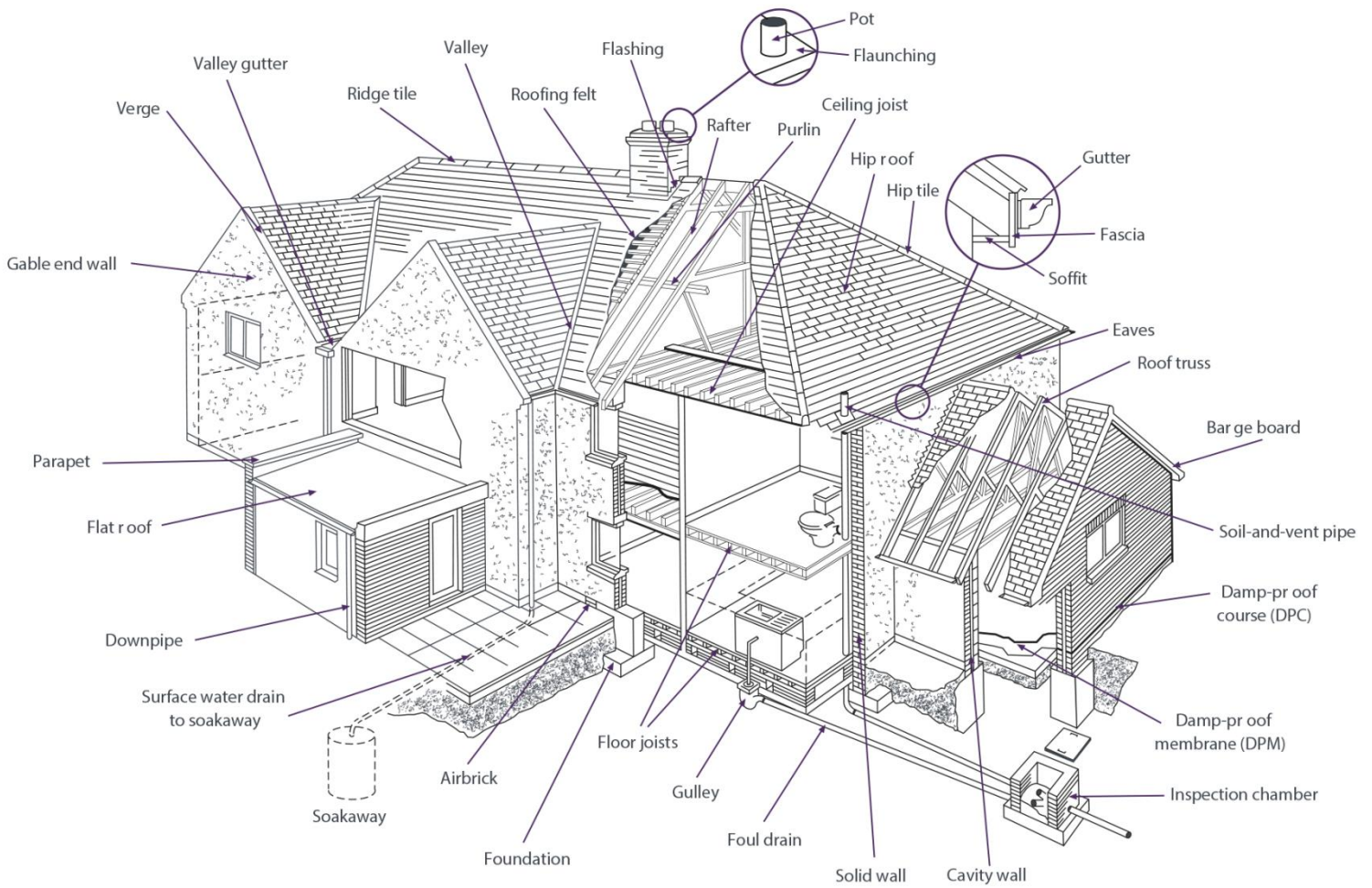
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Typical house diagram



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.

RICS disclaimer



You should know...

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