



LEVEL 3

# Your survey report...

Property address

Client's name

Consultation date (if applicable)

Inspection date  
16/08/2024

Surveyor's RICS  
number 0947367

# 3



## Contents

<b>A</b>	About the inspection	3
<b>B</b>	Overall opinion	6
<b>C</b>	About the property	14
<b>D</b>	Outside the property	19
<b>E</b>	Inside the property	23
<b>F</b>	Services	26
<b>G</b>	Grounds	28
<b>H</b>	Issues for your legal advisers	29
<b>I</b>	Risks	30
<b>J</b>	Energy matters	30
<b>K</b>	Surveyor's declaration	30
<b>L</b>	What to do now	30
<b>M</b>	Description of RICS Home Survey – Level 3 service and terms of engagement	30
<b>N</b>	Typical house diagram	30

# A

## About the inspection

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

# A

## About the survey

As agreed, this report will contain the following:

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

### About the report

We aim to give you professional advice to:

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

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

### About the inspection

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

! **Reminder**

Please refer to your Terms and Conditions report received on the August 12, 2024 for a full list of exclusions.



## About the inspection

**Surveyor's name**

**Surveyor's RICS number**

**Company name**

Domestic Property Surveyors Ltd

**Date of the inspection**

August 16 2024.

**Report reference number**

**Related party disclosure**

This survey was carried out by an independent surveyor. I can confirm that there is no conflict of interest in relation to the report. No referral fees are paid to the selling agent.

**Full address and postcode of the property**

**Weather conditions when the inspection took place**

The weather was sunny and warm when I inspected the property.

**Status of the property when the inspection took place**

The property was occupied, fully furnished, and habitable during my inspection.

# B

## Overall opinion

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

### Important note

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

# B

## Summary of condition ratings

### Overall opinion of property

The property is considered a reasonable purchase, although some defects require attention and will require some expenditure at the outset. Some other matters require further investigation before the exchange of contracts.

Under normal market conditions, I would not expect any particular difficulty on resale, provided that the necessary works are carried out to a satisfactory standard. This should provide you with a sense of security about the property's future value.

It's in your best interest to investigate the cost of these works prior to commitment to purchase. Once known, you may wish to renegotiate the purchase price to reflect them. This will empower you to make a more informed decision.

It is essential that you read this report as a whole. In the main body of the report, I have given elements a Condition Rating of 1, 2 or 3; I mainly refer you to the section at the end of the report entitled 'What to do now'.

You must ensure that you have all the repairs investigated by reputable contractors so that you are fully aware of their scope and financial implications before purchasing.

This report should be construed as a comment upon the property's overall condition and is not an inventory of every defect. It is based on the condition of the property at the time of my inspection, and no liability can be accepted for any deterioration in its condition after that date.



# B

## Condition ratings

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



### Documents we may suggest you request before you sign contracts

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

# B

3

## 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.

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Home Survey – Level 3

## Condition ratings

2

### Elements that require attention but are not serious or urgent

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

1

### Elements with no current issues

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



**Elements not inspected**

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

# B

## Condition ratings

### Summary of repairs and cost guidance

Formal quotations should be obtained prior to making a legal commitment to purchase the property.

Repairs	Cost guidance (optional)
All windows	£10000
Heating system	£8000
Electric, Gas and damp treatment in basement and above	£15000

### Further investigations

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

1- I could not open the inspection chamber in the side alley. It has a cast iron cover, and I could not lift it.

I would recommend a complete drain inspection with CCTV cameras to fully understand the drains' condition.

2- Under the living room, the bay window on the right side and the left outside wall show high dampness. The rear reception room's outside wall on the right shows a high dampness. A high level of dampness is evident near the kitchen side window, and the rear patio door in the kitchen shows a medium level of dampness. The basement also indicates a very high moisture level in the walls and floor. My damp meter confirms this with a high reading in that area. I urge further investigation into this issue to ensure caution and proactive maintenance.

3- There are some 1mm to 2mm cracks on the front outside wall of the house under the bay window. This issue should be monitored, investigated, and resolved.

4- The electrics in the house are in need of complete rewiring. The heating system in the house also requires a full revamp.

5- The roof of the property has reached the end of its serviceable life and needs to be replaced as soon as possible.

# C

## About the property

This section includes:

- About the property
- Energy efficiency

Location and facilities



## About the property

### Type of property

The property is a Victorian Three bedroom semi detached house in the residential area of East London

### Approximate year the property was built

1900

### Approximate year the property was extended

Unknown

### Approximate year the property was converted

N/A

### Information relevant to flats and maisonettes

N/A

### Construction

The property is constructed using traditional materials and techniques. The main external walls are of solid exposed brick construction. The dual-pitched main roof, covered in D-Sates, over a 25-degree slope. The floors are of suspended timber on the ground and upper floors level. The windows and front and rear patio doors are timber-framed and single-glazed units.

### Accommodation

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

### **Means of escape**

Not only is the staircase an escape route in case of fire, but the windows on the first floor are also adequate sources. The opening is 90cm high from the floor level, which is also a suitable escape route in an emergency.



## 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

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

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

The EPC is valid until 21 July 2034. The EPC rating of 62 (band D) is average but the EPC suggests there is some scope to improve upon it. The EPC rating gives an idea of how expensive it will be to run the house, in terms of heating, lighting and hot water. Bear in mind energy costs are rising exponentially at the moment.

You are advised to view the entire document which is available at:

<https://www.epcregister.com/reportSearchAddressListReports>.

No guarantee can be given as to the accuracy of the EPC. It may have been inaccurate at the time of completion and changes may have been made in the interim.

Recommendations in the EPC require further consideration before implementation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Issues relating to the energy efficiency rating

##### Environmental impact rating

This property's environmental impact rating is E. It has the potential to be C.

**Main services**

A marked box shows that the relevant mains service is present.

Gas       Electric       Water       Drainage

**Central heating**

Gas       Electric       Solid fuel       Oil

**Other services or energy sources (including feed-in tariffs)**

There are no renewable systems such as solar panels or wind turbines.

**Other energy matters**

The primary energy use for this property per year is 217 kilowatt hours per square metre (kWh/m<sup>2</sup>).



## Location and facilities

### Grounds

The rear garden has been transformed into a serene oasis, with a paved patio and a charming area. The path to the entrance door is paved with concrete blocks, leading you through the front garden, which is a lush expanse of natural bushes and flowers. The front is enclosed with a one-meter-high fence covered with green ivy, adding a touch of privacy and tranquillity to the outdoor space.

The property does not have off-street parking. There is on street parking for residents only. The rear garden is entirely laid with grass. We cannot confirm the absence of invasive species, so we recommend consulting an Arborist for peace of mind.

### Location

The property is in a residential area of east London, reasonably close to most local services and facilities. The road outside the property is adopted.

### Facilities

There are amenities nearby, including a surgery, schools and train station and local shops.

### Local environment

The house is built on the levelled ground while the surroundings are with some ground level variation in the immediately neighbouring area.

This is an area where there is a risk of shrinkable clay soils. There can sometimes be implications for buildings such as greater risk of ground movement.

This is a hard water area, which means that calcium (limescale) may block pipes.

The property is close to an area where there is a medium risk of surface water flooding, the property itself is considered to be directly at low risk or level 1 of flooding from river waters.

The property is not in an area that has historically been affected by mining activity that could affect the property and its grounds.

The property is not in a location that could be affected by electromagnetic fields from an electric substation or overhead pylons.

The subject property is not in a conservation area and neither is in the listed property list.(can not be confirmed)

The Japanese knot-weed none live cases in more than 1 kilometres away from the subject property according to my desktop research. I have not found the plant in the property during my visit but there is no guarantee that it does not exist in the neighbouring properties. If you are concerned about the presence of the invasive plant please instruct the qualified person to carry out inspection for your peace of mind before the exchange of contract takes place.

Properties with cellars can be at greater risk from problems with radon gas.

According to Public Health England there is a less than 1% chance that the property is affected by high levels of radon gas. Radon is a colourless, odourless radioactive gas that seeps from the ground into homes. It's formed by the radioactive decay of small amounts of uranium that occur naturally in all rocks and soils, and is recognised as a long-term health risk (it is associated with lung cancer). Tests can be undertaken over three months, to ascertain the levels of radon in a property and this is recommended once you are in occupation. These tests are cheap, DIY in nature, and very worthwhile for peace of mind. More information is available at these websites: UK Radon: [www.ukradon.org](http://www.ukradon.org) and Building Research Establishment: [www.bre.co.uk/radon](http://www.bre.co.uk/radon).

#### Other local factors

##### Crime Rates

Crime Rate

117

Average 5/10

Last updated: 07.08.2024

Annual total crime rate in your local area is 117 per thousand population. This can be rated as **5 out of 10 or medium** crime level compared to other local areas in England and Wales.

Annual total crime rate in **Redbridge** is 79.5 per thousand population, which can be rated as **4 out of 10 or low** crime level compared to other local authority districts in England and Wales.

# D

**Outside the property**

# D

## Outside the property

### Limitations on the inspection

Only significant defects and deficiencies readily apparent from a visual inspection are reported for this report.

Services can only be fully assessed by a specialist contractor, underscoring the professionalism and expertise of our team.

The property's foundations have not been exposed. Without doing so, you must accept the risk of unseen defects, a risk we are committed to minimizing for your safety.

Examination of the roof covering was confined to an inspection from ground level.

All accessible areas were inspected. No holes were drilled, and no building fabric was damaged. I could locate the inspection chamber in the rear garden of the property.

I did not have access to the neighbouring properties to look at the inspection chambers, but I have figured out the flow of sewage pipes.

### D1 Chimney stacks

2



Right Chimney Stack from the front



Left chimney stack from the front



Left chimney stack flashing



Right chimney stack flashing

**Description:**

Brick chimney stacks are built on the side walls. There is flashing at the base of the chimney. Although a condition rating has been allocated, my inspection of the chimney stack was restricted because of its height.

**CONDITION:**

The condition of the chimney appears to be satisfactory because most of the pointing is intact. Some of the bricks on the right chimney stack show signs of frosting. They might need replacing soon. The lead dressing at the base of the stack is to prevent water ingress. It is in below-average condition. It does seem to be watertight.

The chimney pots or flue terminals are intact and suitable as the chimney is in use.

The cement bedding around the chimney pots' base (flaunching) could be weathered and deteriorated. I have observed lichen growing on flaunching.

**RECOMMENDATIONS:**

The missing pointing on the chimney stack must be repaired. The condition of the flaunching should also be investigated and repaired. Ensure the lead flashing in the base performs well and is watertight.

It is recommended that competent contractors are approached to ascertain the full scope of repairs needed and the costs involved.

The chimney on the left is built on a party wall. If any work is required on that chimney, it is crucial that you consult your legal advisor for advice. This is because the neighbours have considerable rights to it, and it's important to be fully informed and responsible in such matters.

It's important to note that straightforward work at a high level can be disproportionately expensive due to the need for access equipment such as scaffolding or specialist ladder equipment. Being financially prepared for such costs is crucial in planning for the repairs.

**A condition rating 2 has been applied because there are defects that need repairing or replacing but are not considered to be either serious or urgent.**



## D2 Roof coverings

2



Roof covering from the front left



Roof covering from the front right



Front gable roof from the right



Roof on the front gable from left



Roof from the rear



Roof on the rear bay window



Roof on the front bay window

Description:

The main roof is a dual-pitch roof in below-average condition. The roof covering is at least fifty years old. It does not have a considerable serviceable life ahead. The average life of the D-slate roof is sixty years. There are no slipped tiles on the main roof. The ridge is straight, and no sagging is observed on this roof.

Lichen is growing on the pitch roof.

The mortar needs to be included between the ridge tiles in many places. It has to be repaired soon; otherwise, water can ingress from that spot into the roof space.

Condition:

The main roof is straight, free from significant defects, and has no apparent leaks. The roof covering appears to be performing broadly satisfactorily.

The D-slate roof seems to be in average condition and does not have a considerable lifespan ahead. It has to be recovered soon, so I suggest getting quotations and allocating a budget so that there are no surprises when work is needed.

Some uplifted slates were seen on the main roof at the rear.

RECOMMENDATIONS:

The main roof is in average serviceable condition. Lichen and must be cleared from the roof.

Straightforward work at a high level can be disproportionately expensive because of the need for access equipment such as scaffolding or specialist ladder equipment.

Legal compliance issues and whether a transferable guarantee exists should be raised for your legal adviser to pursue. In the absence of building regulations certification and a guarantee, we do not have the reassurance that standards have been adhered to, and it is more likely that problems may result, and the roof may be shorter lived.

**A condition rating 2 has been applied because there are 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**



Gutters and downpipe at the front



Gutters and down pipe at the right front



Soil vent pipe through the roof but bird protection cage is missing



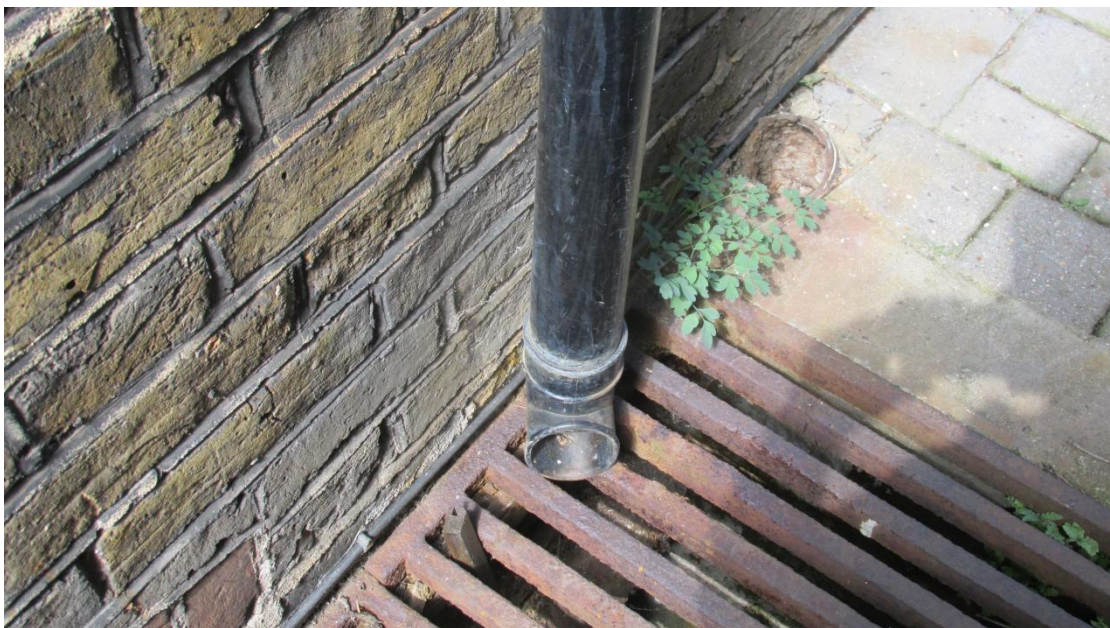
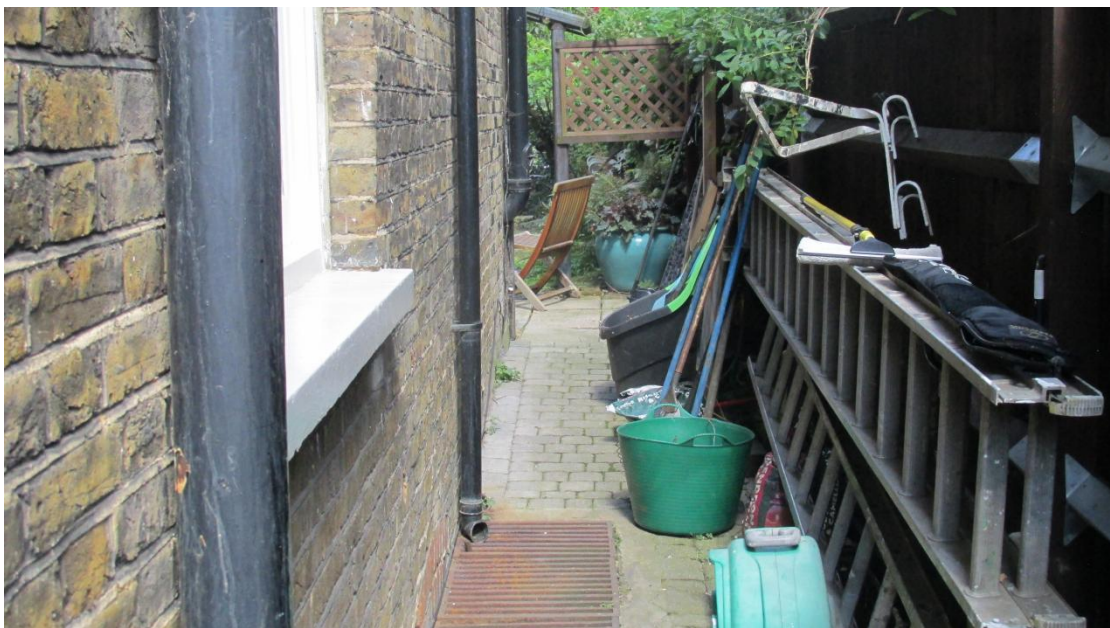
Damaged downpipe at the front



Downpipe gully



Downpipe gully at the front full of vegetation



Rain water draining into the basement of the property



Rainwater gully at the rear



Rainwater pipe and gully at the rear





Gutters at the rear

The rainwater down pipes and gutters are plastic and cast iron at the front and the rear. They appear to be modern replacements. I could not inspect the scale of debris in the guttering because of the height.

The gutters should be full of debris.

The main downpipes drain directly into the mains underground system via gullies at the front and the rear of the subject property. If the gullies are blocked, water may collect in the light well to the front and the rear, causing damp ingress into the house.

There is debris in gullies and gutters, suggesting routine maintenance.

The rainwater fittings at the front and rear are probably serviceable in the short term but are old. Gutters may leak where seals fail. Cleaning of fittings or complete replacement are both options. Improvements and alterations may be needed at any rate. The overall condition of the gutters and downpipes is average.

**A condition rating 2 has been applied because there are 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.**

## D4 Main walls

2



Front walls partially covered with clay tiles cladding



Wall near the entrance door



Wall under the bay window



Side wall



Damaged bricks on the side wall



Missing pointing from the rear wall



Rear wall near the door



Rear wall above the bay window

#### Condition:

The outside walls at the front and rear are built with solid exposed bricks. There are tiles cladding on the top of the front gable. The cladding is in average condition. There are some damaged bricks on the property's front, side and rear parts. There is missing pointing in several places. There should be a bituminous felt damp proof course (DPC) at the base of the walls. I am unable to confirm that a DPC exists. In any event, the DPC has been breached. You can anticipate dampness in the ground front and rear room.

The walls are generally straight and free from severe recent cracking overall. However, the front wall has some 1mm to 2mm wide horizontal cracks, which need to be investigated and monitored.

I could not confirm a DPC in the front and rear walls as the concrete slab is laid outside above the level that I would expect. If there is no DPC or it has been breached, dampness will likely occur in the rear wall or floor.

#### Recommendation:

My firm would be happy to conduct a more detailed inspection, provide you with a report, and recommend a repair scheme. This would be under a new agreement between us. Parts of the property will have to be disturbed to do this properly. Evidence of former building movement can affect future property mortgage suitability and saleability.

**A condition rating 2 has been applied because there are defects that need repairing or replacing and are considered to be either not serious or urgent. The property must be maintained in the normal way.**



Rear sash timber window



Rear bay timber windows



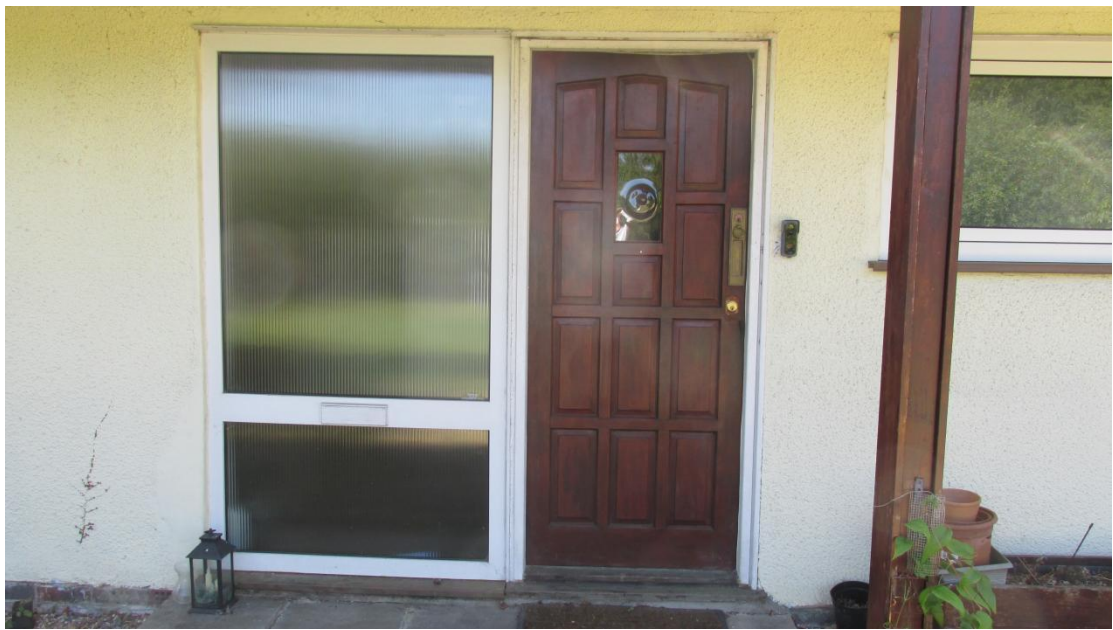
Front timber windows

The glazing to the low-level window is unlikely to be safety glass and would be a safety hazard for anyone who falls against it. You should ask an appropriately qualified person for advice. The windows in the subject property are in below-average condition. Windows could be more energy-efficient and in better condition. The windows are timber frame single-glazed top-hinged casement types without trickle vents. The bedroom window does provide an adequate secondary fire escape in the unlikely event of needing it, except for the staircase. Opening restrictors should be provided for the upper-floor windows. Confirm whether this is the case. The windows have loose and stiff hinges. They have to be repaired or replaced. I would recommend to get quotations to avoid future surprises. The issue of legal compliance for doors and windows has to be raised for your legal adviser to pursue. No trickle vent is installed in the windows, which can cause condensation and mould in the long run.

**A condition rating 2 has been applied because repair is currently needed. The property must be maintained in the normal way.**

#### **D6 Outside doors (including patio doors)**

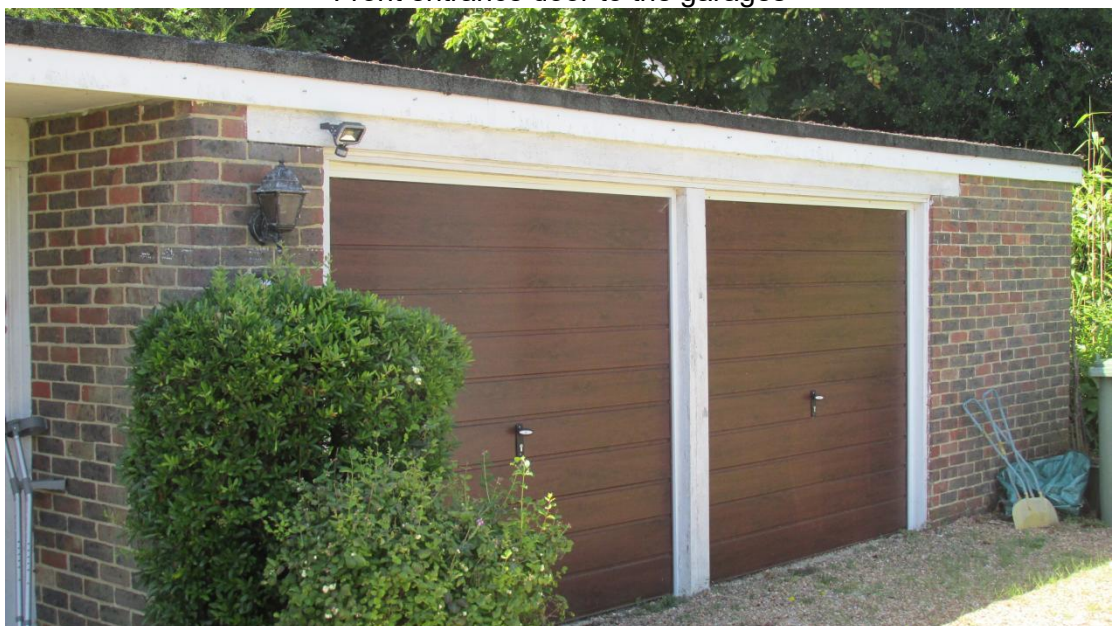
**2**



Front timber door



Front entrance door to the garages



Garage metal doors

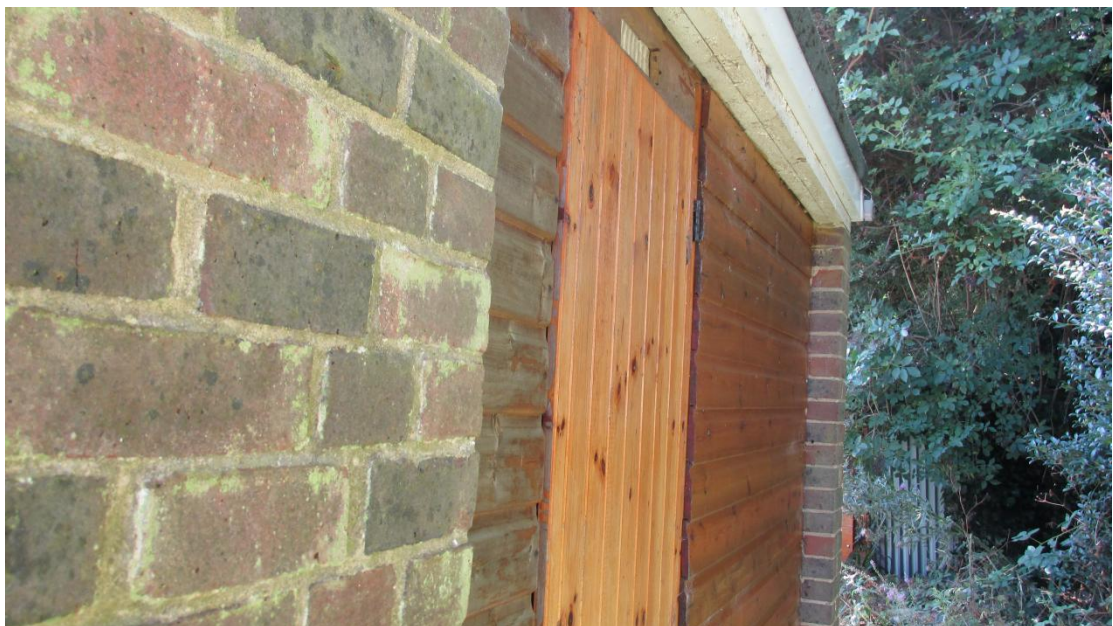




Rear patio door



Rear door from the dining room





Side doors from the garage

The front door is a multiple-panel timber door. The rear door to the garden is a double-glazed PVCU door from the kitchen and living room into the garden patio. This door is a bit stiff. It should be repaired for smooth closing. The front and rear doors are believed to be in satisfactory condition. The PVCU door from the living room into the garden was closed and had restricted access; therefore, I could not open it. I can not confirm if this is working. While there is single locking at the front and rear doors, it's important to note that the current situation with the locks is not ideal. The fact that it's not known who might hold the keys and the loose handle are potential security risks that should be addressed. We strongly recommend considering a lock change to ensure the safety of the property. The legal compliance issue for doors and windows should be raised for your legal adviser to pursue.

**A condition rating 2 has been applied because some repair is currently needed. The property must be maintained in the normal way.**

## D7 Conservatory and porches

2



Front porch/veranda



Conservatory

The front porch is in average condition. The front porch has not been decorated recently; keeping a good look at this part is necessary. Outside decorations help keep the property in satisfactory condition. Without a protective finish, parts will quickly deteriorate, requiring extensive repairs. To prevent this, the external surfaces should be redecorated soon. The work is not urgent.

The rear garden conservatory is in good condition and does not require any immediate work. Its current state is a testament to the property's overall good maintenance.

**A condition rating 2 has been applied because some repair is currently needed. The property must be maintained in the normal way.**

## D8 Other joinery and finishes

2



Barge boards and soffits at the rear



Soffits and barge boards at the front



Broken soffits and barge board at the front right

**Description:**

Barge boards are of PVCU and components.

Such parts can get rotten for being exposed to the rain water. Old wooden verges, fascias, soffits, etc, and asbestos-containing boards are common.

Repairs are required now. It has completed its servicing life. you must expect repairs in near future. When this occurs, you must use a contractor experienced in this type of work or may be an asbestos specialist if it contains asbestos fibres.

The timber fittings are below average and in

serviceable condition. Regular maintenance will include cleaning and painting the wood with waterproof paint.

Outside decoration is minimal.

**Recommendations:**

Due to the potential asbestos content, it is crucial that the surfaces

are not drilled or disturbed without prior advice from an appropriately experienced or qualified person. This is to avoid any potential health risks associated with asbestos exposure.

**A condition rating 2 has been applied because minor repair is currently needed. The property must be maintained in the normal way.**

# Outside the property

D9 Other

2



Outside entrance timber gate



Overgrown front hedges

The boundary hedge in the front garden is overgrown. You may have to consider the cost of repairing the front entrance gate in future, but this is not urgent.

The front yard is covered with rustic style gravel in average serviceable condition. There is grass growing through the concrete flags in the rear garden. Consider the cost of cleaning the front yard and rear garden.

Over the years, a lot of clutter has accumulated on the property. I advise my client to get quotations to remove this clutter from the property.

It is strongly recommended to obtain professional quotations from a qualified individual to accurately determine the cost of repairing the front wall and cleaning the front and the rear garden.

**A condition rating 2 has been applied because minor repair is currently needed. The property must be maintained in the normal way.**

**E**

**Inside the property**





## Inside the property

### Limitations on the inspection

Comment cannot be made on covered and concealed areas or not otherwise readily

available. There may be detectable signs of concealed defects, in which case recommendations are made. If greater assurance is required on the matter, it would be necessary to carry out exposure works. These should be carried out prior to legal commitment to purchase.

It's important to note that defects could potentially arise between the date of the survey and the date of your occupation. This awareness will help you prepare for any unforeseen issues.

I did inspect the roof space from the inside; I could only observe the roof space on the left side. Access to the loft space was from the landing area. Some stored goods or empty boxes were on the floor. There was not enough insulation in the roof space. The recommended level of insulation is 270mm, while the roof space of the subject property has only 100mm of insulation.

## **E1 Roof structure**

**2**

The roof space is accessed through a hatch in the ceiling of first floor landing. I did enter to observe the roof space. Roof ventilation is not adequate to remove moist air. The roof space must be ventilated to the outside air to prevent dampness. When installing the insulation, the ventilation must not be obstructed. Lack of ventilation can cause mould growth and wood rot in the long run. Additional ventilation should be provided, as I have not observed the roof vent tiles installed on either side of the roof. There is a wasp nest in the loft space. I assume it is not in use any more.

I can not comment if timber decay or active wood boring beetle (woodworm) attack was present. There may be some active attack in concealed parts. The infestations of such insects, if they occur, can be dealt with. Regular inspection is advisable.



Wasp nest in the roof space



Broken felt under tiles

**A condition rating 2 has been applied because Defects that are not serious and/or need to be repaired, replaced or investigated. The property must be maintained in the normal way.**

## E2 Ceilings

### 2

The ceilings are made of plasterboard and have smooth and textured area finishes. They are generally secure and even. However, the ceilings in the bedrooms above the windows have some signs of mould, which shows the lack of insulation in the property.

Some minor damage from cracking and some staining can be dealt with through regular decorative maintenance. Get quotations from qualified persons to remedy these issues.



Ceiling in the rear bed room



Ceiling in the rear utility room

**A condition rating 2 has been applied because there are defects that need repairing or replacing but are not considered to be urgent. The property must be maintained in the normal way.**

## E3 Walls and partitions

### 2

The walls on either side of the property are 12" cavity walls. The internal partition walls are 4", both solid and stud partitions.

This section also includes the inside surfaces of the external walls.

The internal walls are structurally sound with no signs of settlement, distortion or other significant defects or weaknesses. Plaster

finishes are generally sound and satisfactory where seen, but decorative finishes are generally fairly average. Modern wall-finished plasterboard can crack at the joints between the boards, and small areas of plaster can be dislodged by nail fixing.

The walls of a family bathroom and splash-back walls in the kitchen are covered with wall tiles.

The sealant at the junction between the wall tiles, hand basin, bath, and kitchen sink is poorly applied, which can cause dampness.

The living room walls near the right bottom of the front windows and the rear door's right bottom show high dampness. This issue must be investigated and resolved promptly, as it could potentially cause severe damage to the structure. The side walls of dining room also shows high level of moisture.

The accessible areas of walling, flooring and other parts were meticulously inspected for signs of rising and penetrating dampness (visually and using an electronic moisture meter) and significant issues were found. However, there is some mould growth on the walls which suggest that rising damp may be an issue.







Outside Wall of the dining room



Outside wall of the rear bedroom in the cupboard

**A condition rating 2 has been applied because there are defects that need repairing or replacing but are considered to be neither serious nor urgent. The property must be maintained in the normal way.**

# E

## Inside the property

### E4 Floors

#### 2

**DESCRIPTION:** The floors of ground and first floor are of suspended floors (softwood planks over wooden joists).

On the ground and first floor, flooring is of suspended timber construction, with carpet and wood laminate coverings over softwood planks.

**CONDITION:** There is no obvious sign of any failure of the ground floor timber, but it is covered throughout. The kitchen floor is intact and is serving its purpose.

The floor is adequately ventilated, with two underfloor vents at the rear and three at the front under the bay window and the front door. Five vents are enough to air such a big underfloor area. The height of the vents at the rear is below the recommended level. The minimum height from the ground should be two bricks high, while the front vents are just one inch from the ground level.

It is unlikely that the flooring contains effective modern barriers to radon gas, but this is an area where 1% of homes will be affected by problems of high radon levels. We are also unable to determine whether there is a damp-proof membrane beneath the lower ground floor, and enquiries should be made.

Upper floors are generally secure and even and in fair condition, as far as can be seen. There is no excessive creakiness or springiness underfoot, though a minimal amount of both is always found on timber floors.

### RECOMMENDATIONS:

General improvements to floors, coverings, and tiling will be required. The carpet covering is in average condition. I recommend getting a quotation to clean or change the carpets throughout the property and allocating a budget for the works.

Without lifting floorboards, it was not possible to determine the condition of the timber floors. It may be impossible to investigate this issue practically before you purchase the property, but in the proceeding, you would have to accept the risks of there being concealed defects beneath the floors.



Floor in the corridor



Kitchen floor covered with lino



Floor in the dining room



Floor in conservatory

**A condition rating 2 has been applied because there are 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.**

## E5 Fireplaces, chimney breasts and flues

3

There is a wood burner in the living room. I assume that it is still in use. I recommend that my client ask for a recent safety certificate from a HETAS-qualified person. Until the safety certificate is provided, it will be rated 3.



Fireplace in the living room

A condition rating 3 has been applied because there are defects that are serious and/or need to be repaired, replaced or investigated urgently.



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

2

The kitchen has a range of MDF wall and floor units and laminate work surfaces. There is an inset steel sink, a fitted free-standing electric cooker. The extracting hood is connected to the kitchen. Without the extraction of air from the hood, there will be condensation on the property. A free-standing microwave oven and a free-standing fridge-freezer are also in the kitchen. The hood is not connected to the flue pipe to extract air; one button is missing from the hood therefore, get a quotation to install the button or a new hood.

Fittings are worn, damaged and stained. These should be repaired soon.

Many potential buyers may consider replacing the older kitchen fittings. Upgrading the kitchen units and fittings can significantly enhance the appeal of the property, making it easier to sell.

Built-in fittings can conceal a variety of problems that are only revealed when they are removed. For example, kitchen units often hide water, gas pipes, and obscure dampness to walls. You should plan for a higher level of maintenance with these older fittings.

There are no extractor fans in the utility room which increases the likelihood of condensation related problems such as mould. Powered ventilation should be provided to extract cooking and laundry steam to outside.

It is crucial that you confirm with the vendor exactly what items are to remain with the sale, as there are some white goods still in the house. This will help avoid any misunderstandings and ensure a smooth transaction.

The kitchen and utility fittings are very basic and there is wear and tear. You should work on the basis that some replacement will be required. It would be prudent to revisit the property to ensure you are happy with the kitchen and utility areas.

No testing of the white goods was carried out.



Kitchen fittings



Sink in the kitchen

**A condition rating 2 has been applied because there are 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.**

## E7 Woodwork (for example, staircase joinery)

2

The internal woodwork consists primarily of the doors, frames, stairs, railings and skirting. There are various wardrobes, cupboards and shelves within the property.

Internal woodwork is very basic but in satisfactory condition throughout. The quality and style of woodwork can affect how easy the property is to sell. In this property, the woodwork is mismatched, which looks unusual for this type of property.

Internal doors are made of basic timber and are a mismatched type. The frames are not distorted but in average serviceable condition.

The stairs have been carpeted with suitable railing.

Over time, the wood to staircases can shrink and split, loosening the various joints and causing the stairs to creak when used. While this is not an immediate safety hazard, it's important to note that repairing the stairs soon will not only eliminate the noise but also ensure the safety of those using the stairs.

The railing is in fair condition and does not comply with current regulations regarding the height and slope.

However, it is

lower than current regulations at 800mm high (the recommended minimum is 900mm). The slope of the staircase is 39.8 degrees instead of 42 degrees, which is the recent standard requirement.

No active woodworm attack was seen in accessible parts. However, it's important to note that some concealed parts may have them. Therefore, regular inspection of timber parts is not only recommended but necessary to ensure the long-term health of the woodwork.



Slope of the staircase



**A condition rating 2 has been applied because some repair is currently needed. The property must be maintained in the normal way.**

**E**

## Inside the property

### **E8 Bathroom fittings**

**2**

The bathroom contains a plastic bath with a shower overhead, basin and WC.

Sanitary fittings are essential but in satisfactory condition. Older sanitary fittings can be substantial and difficult to remove, but this is not the case in this property. If a sanitary appliance is replaced, it would be very difficult to find the matching one. As a result, you may wish to replace the whole suite.

The sealant around the edges of sanitary fittings is allowing excess water to seep behind the appliances and affecting the adjacent surfaces and hidden parts. This is a matter that should be addressed immediately to prevent further damage.

There is an extractor fan but not in working condition, so steam remains in the bathroom, leading to condensation-related mould. The fittings are serviceable but very basic and worn. Bathrooms are subject to personal taste. You should revisit to confirm that they are to your taste.

Mould treatment is required in the bathroom before redecoration as part of normal maintenance. A powered extractor to vent the room is highly recommended to ensure a healthy living environment.



Family bathroom



on suite wet room

A condition rating 2 has been applied because minor repair is currently needed. The property must be maintained in the normal way.

E9 Other

N/A



# 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.

# F

## Services

### Limitations on the inspection

No services were tested during this inspection. All services and associated fittings and constructions should be inspected and tested by the relevant contractor registered under a competent person scheme listed on the governments competent person scheme website.

All accessible areas were inspected.

### F1 Electricity



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

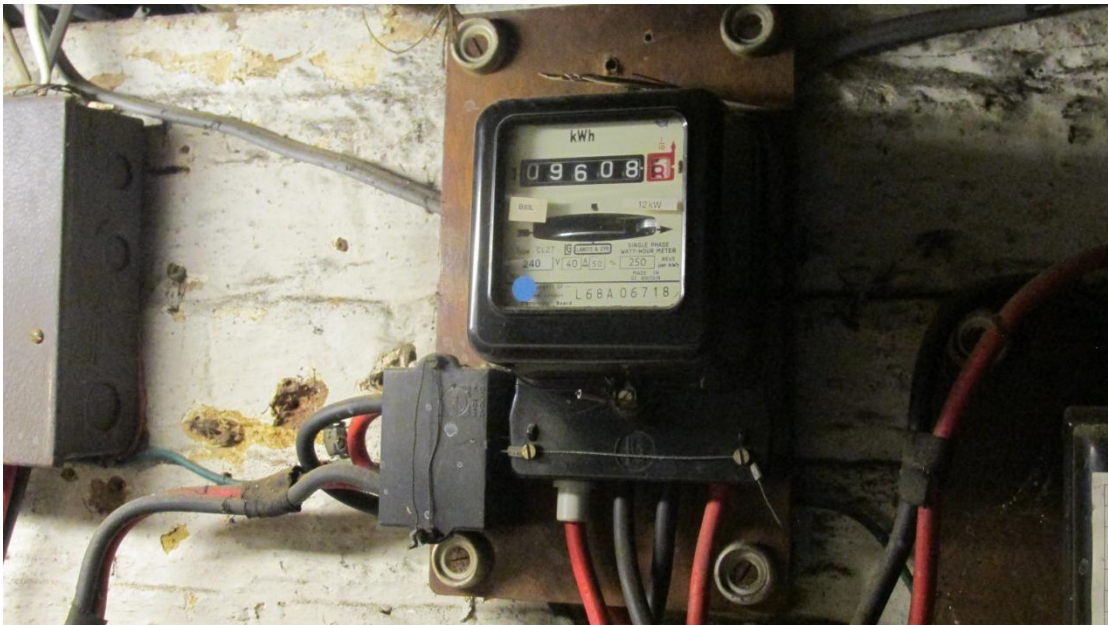
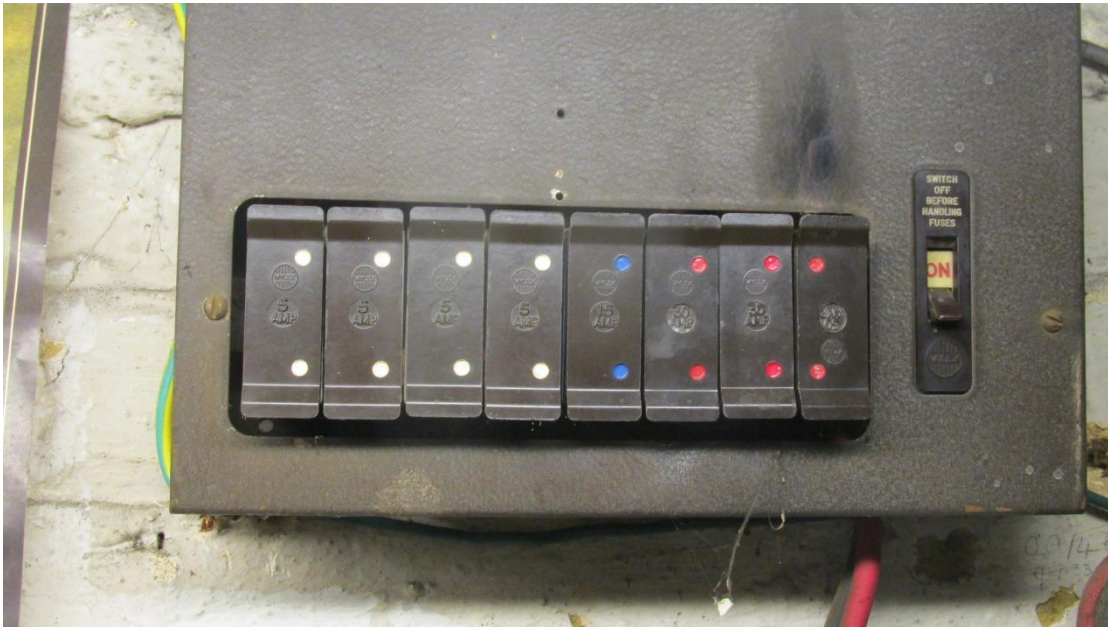
3

An underground mains electrical supply is connected and the consumer unit (fusebox) and single tariff meter are located in the basement. The consumer unit provides partial residual current device (RCD) and miniature circuit breaker (MCB) protection of circuits.

Fittings such as sockets, switches, lighting, appear relatively modern. Sockets and lights are fewer in number than a comparable modern house. The lamp shade in the bed room is covered with cloth covering which can burn with the heat of the light bulb. This is hazardous.

No evidence of recent safety testing was seen. Guidance from the National Inspection Council for Electrical Installation Contracting (NICEIC) is that you should have electrical systems inspected and tested every ten years or whenever the property changes hands. **For this reason, a condition rating 3 applies, to warn of the likely need for safety testing before exchange of contracts.**

Regardless of any certification, you should anticipate that considerable rewiring and updating may be required, so should take the opportunity to have your electrical engineer make an assessment of all parts and provide an approximation of costs, before exchange of contracts.



Consumer unit and Electric meter in the basement

It is simply impossible without testing to know how safe the system is and an Electrical Installation Condition Report (EICR) from a registered electrician is advised prior to exchange of contracts, unless the vendor is able to supply such certification. Condition rating 3 applies.

## 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.

**3**

There is a mains gas supply. Gas is supplied to the boiler, gas fire and hob; and the meter is in the basement.

No evidence of the gas installation having been recently safety tested was seen and **for this reason a condition rating 3 applies.**

A Gas Safe registered engineer must inspect the installation before exchange of contracts unless the owner is able to supply such certification. All parts of the system must be inspected. This issue has been raised in section I for your legal adviser to pursue.



Gas meter in garage

**Old gas installations/fires/cookers can be hazardous and these ones may not meet current safety standards.**

## F3 Water

2

Mains water supply is connected, I was not able to find a meter and stopcock. Internal Stopcock is situated under the kitchen sink.

The supply pipe could not be seen and inspected.

There is a 'wholesome' mains cold water supply to the kitchen sink.

Pipework inside is in copper and plastic where seen, but most is concealed.

Inspection was very limited. Reasonable water pressure was present when checked.

The supply pipe is probably old and old pipes are more prone to leak. If outside the property This should be the responsibility of the water supply company.

Further investigation of the whole water installation is advised prior to exchange of contracts.



Hot water source in the property (boiler on 1<sup>st</sup> floor cupboard)

## F4 Heating

2

There is central heating in the property. It seems to be very old. I do not know if it is in working order. The issue of servicing and safety certification should be raised for your legal adviser to pursue.

The surveyor is not a GAS engineer and beyond a cursory inspection cannot provide a technical assessment. For certainty on condition and performance of this system, further inspection by a competent GAS engineer would be required. This is highly advisable before exchange of contracts.



Radiator in the front bedroom

**A condition rating 2 has been applied because there are defects that are not serious and/or need to be repaired, get certification urgently.**

## F5 Water heating

2

Hot water is heated by gas fired boiler. It would be reasonable to work on the assumption that some modernisation will be required. There is instant supply of hot water through the combi boiler.

If not regularly used warm water storage creates the risk of bacteria contamination. Water should always be regularly heated above 60 degrees. The shower head should be flushed out carefully before first use.



Boiler in the 1<sup>st</sup> floor cupboard

**A condition rating 2 has been applied because there are defects that are not urgent and/or need to be repaired, replaced or investigated.**

## F6 Drainage

3

There is a mains drainage system and an inspection chamber could not be located site. The system looks to be partly shared with adjacent houses. The system is 'separate' in that rain and foul do not combine within the same pipes. The flow of the sewage pipe was observed.

The drain from this property joins with those from the neighbouring properties before it connects to the main sewer. This combined drain is called a private sewer. Because all the dwellings were built before 1937, the local sewerage undertaker is responsible for the maintenance of the private sewer. To make sure, you should ask your legal adviser to check this and explain the implications.

I would recommend to open inspection chamber to check the condition of the soil stack, walls and benching of the and chamber.

The above ground waste and soil pipes are plastic. The soil vent pipe does not extend through the roof it is capped in the roof space.

CONDITION: Accessible parts are in good condition. The underground foul drainage pipes could not be inspected in the inspection chamber.

The pipes usually are formed of 'pitch fibre' pipework which can be problematic, being inferior and prone to deterioration and even collapse in some cases. Pitch fibre pipe can contain asbestos which in some cases can be harmful to health. Bear in mind the underground rainwater pipes at the front might also be of pitch fibre.

You should have a drainage technician inspect underground pipework using CCTV cameras equipment to confirm the extent and condition of the pitch fibre pipe before exchange of contracts.

Your legal adviser must confirm whether the shared pipework at the rear has been adopted by Thames Water. This issue has to be raised.

**A condition rating 3 has been applied because of the presence of pitch fibre pipework and the need for further investigation by a contractor who is a member of The Association of Drainage Contractors before exchange of contract**

## F7 Common services

N/A



# G

**Grounds**  
**(including shared areas for flats)**

# G

## Grounds (including shared areas for flats)

### Limitations on the inspection

The rear garden is mature and arranged but the front and the side hedge is fully grown no assurance can be given that there are no invasive species therein or in the neighbouring properties.

**G1 Garage**

**1 2 3 NI**

**G2 Permanent outbuildings and other structures N/A**

**G3 Other**

**N/A**

# 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

The property has been altered by:

- . window replacement,
  - . door replacement,
  - . roof replacement,
  - . Sewer maintenance responsibility
- Gas and electric safety certificates  
HETAS certificate for wood burner

which may have required statutory consents.

## H2 Guarantees

There may be past woodworm or timber preservation guarantees.

The main roof and rear addition roof may be under guarantee. It would be normal for roofing work to be accompanied by guarantees.



## Issues for your legal advisers

2

### H3 Other matters

Responsibility for the maintenance and repair of the drains which run through the front gardens should be confirmed. Water supply company may have adopted these. Your legal advisor's drainage search should help in this respect. The condition of the pitch fibre underground drainage pipes warrants further investigation by a drainage technician using CCTV camera equipment.

You should confirm which boundaries are yours to repair and maintain. You share a party wall, drains and rainwater pipes with other properties. There is no evidence of a possible neighbour dispute.

NOTE TO LEGAL ADVISER: PLEASE CONTACT



## 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 sometime and cannot be reasonably changed.



# Risks

## I1 Risks to the building

The house is built on clayey soil which shrinks and expands. In drought tree roots absorb water from the soil which causes shrinking of soil, It can cause subsidence.the movement of soil can damage the structure of the building.

## I2 Risks to the grounds

No evidence of invasive plant species such as Japanese knotweed was found; however because of the lack of access to neighbouring land, no guarantee can be given that there is none in the locality.

This is a shrinkable clay area.

The property is situated near an area of road where there is low risk of surface water/ low level 1 of river water flooding occasionally.

## I3 Risks to people

FIRE:

There is a lack of smoke detectors and the existing one are dual operated. This is a serious risk and may increase the risk of being trapped in the event of a fire.

Radon is a colourless, odourless radioactive gas. It's formed by the radioactive decay of small amounts of uranium that occur naturally in all rocks and soils and is associated with lung cancer. This property is in an area where there is a 1% chance that high levels of radon gas may occur. This is a low but not insignificant risk. Public Health England (PHE) is the UK's primary expert on radon and you should refer to their website at [www.ukradon.org](http://www.ukradon.org)

Some construction materials and products used at the property may contain asbestos. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist.

There is no evidence to confirm the recent testing and / or servicing of the boiler, gas appliances, electrical installation and chimneys and flues. Failure to test the services increases the safety risk.

The handrail on the stairs is 50 degree instead of 42 degree recommended.

There are unprotected edges in the rear garden from which a person could trip or fall. There are some trip hazards and slippery areas.

**I4 Other risks or hazards**

Further investigation of the gas, water, heating, electrical and drainage installations is advised before exchange of contracts.



# J

## Energy matters

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

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

# J

## Energy matters

### J1 Insulation

The recommended insulation level in the roof space is 270mm, while in this property, I assume that it is 100mm which is below the standard recommended level. This low insulation level is contributing to the current energy inefficiency of the property, leading to higher bills. Immediate action is recommended to improve the insulation and energy efficiency.

The outside walls are solid brick 9" walls.

### J2 Heating

There is central heating in the property.

### J3 Lighting

The lighting in the property is old and basic.

### J4 Ventilation

There is no adequate ventilation in the property. Bathroom vent fan is not working. Kitchen hood is connected to extract air outside the property but utility room has no extractor installed. Windows in the house have no trickle vents installed insulation in the roof space is obstructing the ventilation from the edges of the inside roof. There are no air vents installed among the roof tiles.

Lack of ventilation can cause humidity and mould in the property.

### J5 General

Overall general condition of the property is average.

**K**

**Surveyor's declaration**



## Surveyor's declaration

Surveyor's RICS number

Phone number

07915383647

Company

Domestic Property Surveys Ltd

Surveyor's address

100 High Street, Whitstable, CT5 1AZ

Qualifications

AssocRICS

Email

ahmed@domesticpropertysurveys.co.uk

Website

www.domesticpropertysurveys.co.uk

Property address

Client's name

Date this report was produced

20/08/2024

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 quotations in writing.

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

### Further investigations and what they involve

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

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

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

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

### Who you should use for further investigations

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

# M

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



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

## The service

The RICS Home Survey – Level 3 service includes:

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

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

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

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

## The inspection

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

The surveyor does not force or open up the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

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

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

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of



underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents.

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



# 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 other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations), or the internal condition of any chimney, boiler or other flue.

## Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings and are therefore inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally or externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

## Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

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

## Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a further investigation.

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

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that there is an asbestos register and an effective

management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.



# 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 review and state the relevant 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 the surveyor's fee and any other charges agreed in writing.

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

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

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

This report is for use in the UK.

## Complaints handling procedure

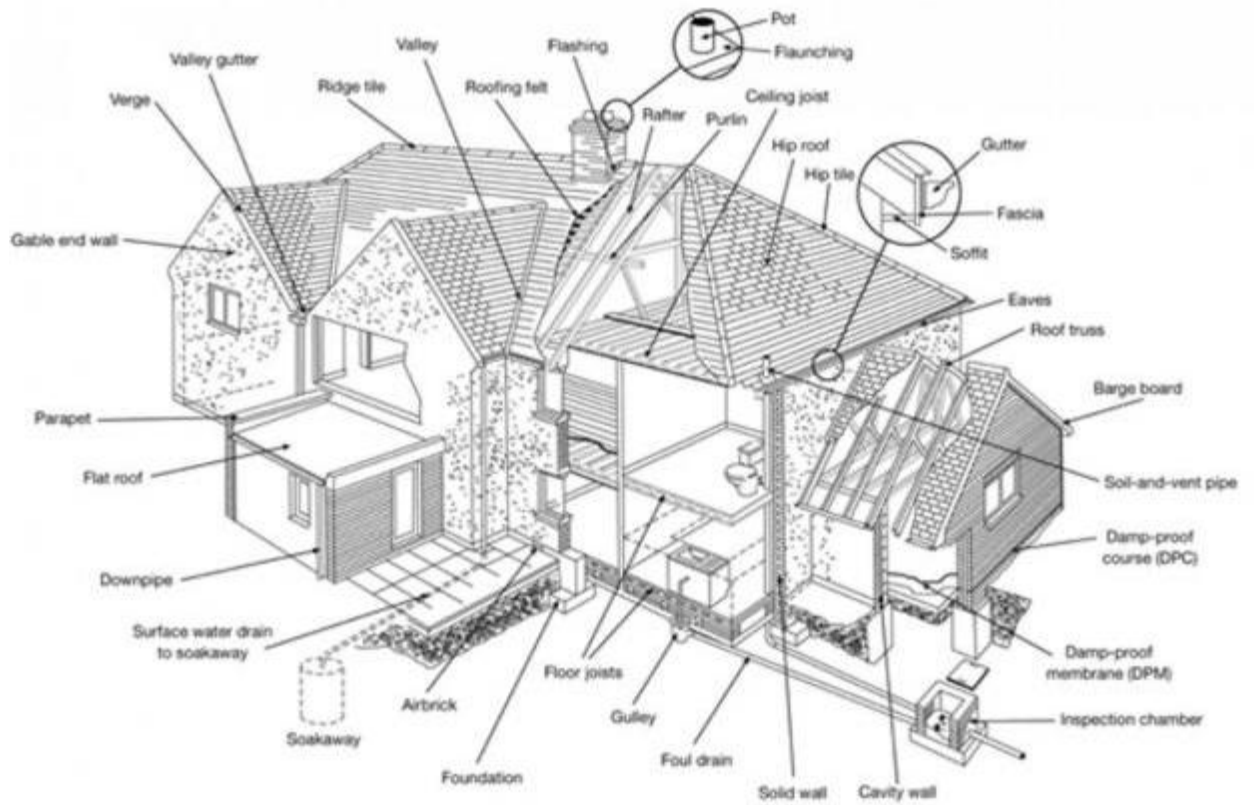
The surveyor will have a complaints handling procedure and will give you a copy if you ask. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

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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.





# Disclaimer

## ! You should know...

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

In the case of sole practitioners, the surveyor may sign the report in their own name unless the surveyor operates as a sole trader limited liability company.

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