



LEVEL 2

Your survey report...

Property address

Client's name

Consultation date (if applicable)

Inspection date

Surveyor's RICS number

2

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Introduction to the report

This HomeBuyer Report (Survey) is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The HomeBuyer Report (Survey) aims to help you:

- make a reasoned and informed decision on whether to go ahead with buying the property
- take account of any repairs or replacements the property needs; and
- consider what further advice you should take before committing to purchase the property.

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

If you want to complain about the service, please refer to the complaints handling procedure in the 'Description of the RICS HomeBuyer (Survey) Service' at the back of this report.



About the inspection

Surveyor's name

Surveyor's RICS number

Company name

Date of the inspection

Report reference number

Related party disclosure

Full address and postcode of the property

Weather conditions when the inspection took place

The status of the property when the inspection took place

Property address

B

About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.

In the element boxes in parts E, F, G and H, we describe the part that has the worst condition rating 1st and then briefly outline the condition of the other parts. The condition ratings are described as follows.

The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

-
- 3** Defects that are serious and/or need to be repaired, replaced or investigated urgently.

 - 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.

 - 1** No repair is currently needed. The property must be maintained in the normal way.

 - NI** Not inspected (see 'Important note' below).

Important note: We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.

We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.

We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We are not able to assess the condition of the inside of any chimney, boiler or other flues.

We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.



Please read the 'Description of the RICS HomeBuyer Report Service' (at the back of this report) for details of what is, and is not, inspected.

Overall opinion and summary of the condition ratings

This section provides our overall opinion of the property, and summarises the condition ratings of the 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.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the 'What to do now' section.

Our overall opinion of the property

We are pleased to advise you that in our opinion this property is, on the whole, a reasonable proposition. We found no evidence of any significant defects or shortcomings and providing the property is kept in good repair, we cannot foresee any special difficulties arising on resale in normal market conditions.

	Section of the report	Element number	Element name
3	E: Outside the property	E4	Main walls
	F: Inside the property	F3 F4	Walls and partitions Floors
	G: Services	G1 G2 G4	Electricity Gas/oil Heating
	H: Grounds (part)		

	Section of the report	Element number	Element name
2	E: Outside the property	E1 E2 E3 E5	Chimney stacks Roof coverings Rainwater pipes and gutters Windows
	F: Inside the property	F1 F2 F5 F7	Roof structure Ceilings Fireplaces, chimney breasts and flues Woodwork (e.g. staircase and joinery)
	G: Services	-	
	H: Grounds (part)	-	

Property address



Overall opinion and summary of the condition ratings (continued)

Section of the report	Element number	Element name
1 E: Outside the property	E6	Outside doors (including patio doors)
	E8	Other joinery and finishes
	E9	Other
F: Inside the property	F6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
	F8	Bathroom and kitchen fittings
	F9	Other
G: Services	G3	Water
	G5	Water heating
H: Grounds (part)	H2	Other



About the Property

Type of property

The front faces south.

The property is a three storey mid-terraced house.

For the avoidance of doubt all future reference in this report to left or right hand sides assumes a position standing facing the front elevation of the property from Novello Street.

Approximate year the property was built

We believe the property was originally constructed in approximately 1875-1900.

Approximate year the property was extended

Approximate year the property was converted

N/A

Information relevant to flats and maisonettes

N/A

Accommodation

Floor	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility Room	Conser-vatory	Other	Name of other
Lower Ground									
Ground	1				1				
First		2	1						
Second		1	1						
Third									
Other									
Roof Space									

Property address

Construction

The property is of traditional construction, formed from solid brickwork beneath a flat fibreglass mansard roof extension. There is a two storey rear addition/extension to the rear left hand side formed from cavity brick beneath a pitched concrete tile roof. There is a further single storey extension to the rear left hand side, formed from cavity brick beneath a double glazed roof.

The internal floors are of timber and concrete construction.

D

About the Property (continued)

Energy

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:

Energy Efficiency Rating

C71

Environmental impact rating

D67

Mains service

The marked boxes show that the mains services are present.

Gas

Electric

Water

Drainage

Central heating

Gas

Electric

Solid fuel

Oil

None

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

There are no other services.

Grounds

There is no off street parking. On street parking is restricted with a parking permit system in operation. There is limited parking on the street and this may prove a problem.

There are no private garden serving the property, however there is a roof terrace.

Location

The property is in a residential sub-urban area, surrounded by a mix of residential and commercial properties.

Facilities

The property is located within a reasonable distance of amenities, including shops, schools and public transport links.

Local environment

The property is in an area that has shrinkable clay sub-soils that could affect the stability of foundations (see section J1 Risks).

The property is in a conservation area and this will restrict the changes you can make to the features of building with out prior consent (see section I).

Property address

The noise from the nearby tube line which the property backs on to may be of some nuisance and affect the desirability of the property. This might put off some potential buyers.



Outside the property

Limitations to inspection

We had no access to the rear of the property and therefore cannot comment upon the condition of these areas.

The weather was dry during our inspection and therefore we are unable to comment on the weather-tightness of the rainwater goods, flashings and roof coverings.

Therefore where Condition Ratings have been allocated, these may well have been based on a limited inspection.

1 2 3 NI

E1 Chimney stacks

The property is served by two brick chimney stacks surmounted by clay chimney pot with lead flashings at the junction with the roof. 2

The chimney pots are open and exposed and this could lead to dampness during rainfall. The pots should be capped and vented.

Condition Rating 2- Repairs and improvements are required. You should instruct an appropriately qualified contractor to inspect and provide quotes for the necessary works. Further advice can be found in the 'What to do now' section.

The stacks and their brickwork are weathered with some minor cracking but generally in satisfactory condition considering their age and exposure. These should be monitored and regularly maintained.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

When the remedial work is done it would be prudent to check the condition of all hidden parts to ensure no other disrepair has taken place. As the work will mean some disturbance to the building, further disrepair may well be discovered which could increase costs. Until the work is carried out, regular checks should be made internally for any possible water leakage.

E2 Roof coverings

The original valley roof has been removed and extended via the installation of a slate clad mansard beneath a flat fibreglass (GRP) roof. The two storey rear addition is served by a pitched interlocking concrete tile roof. The ground floor extension roof is served by an aluminium framed double glazed pitched roof. 2

The majority of the roof extension's fibreglass coverings were covered over by the timber decking to the roof terrace and therefore we cannot comment upon its condition in detail. However, where visible we noted a few areas of cracking to the fibreglass coating to the roof extension and this will leave the internal areas vulnerable to dampness.

The pitched interlocking concrete tiles are old and weathered with moss growth which should be cleared away to prevent blockages of the gutters. There is also extensive ivy growth to the roof which should be removed.

Property address

Condition Rating 2- Repairs and improvements are required. You should instruct an appropriately qualified contractor to inspect and provide quotes for the necessary works. Further advice can be found in the 'What to do now' section.

Otherwise, the roof coverings are rather weathered but generally in a satisfactory condition.

With glazed roofs such as the extension roof, the junctions between the panes and framing can deteriorate with age and fail leading to the formation of condensation between the double glazing units and potential leaks internally. This is not always visible during inspections, as the moisture may come and go depending on the weather and temperature. These should be monitored regularly for any signs of internal leaks or misting. If this does occur remedial works or possibly replacement of the panes and framing will be necessary.

Where the roofs have been replaced your legal adviser should confirm that building regulation approvals were obtained for this work or that the contractor was a member of the Government's Competent Persons Scheme. If the replacement roof coverings were heavier than the previous materials, the roof structures should have been strengthened as part of these works. We refer you to Section I.

E3 Rainwater pipes and gutters

The roof extensions discharge into parapet gutters lined with fibreglass which in turn discharge into UPVC hopperheads, downpipes and gutters serving the rest of the property. 2

There is damp staining to the ceilings of the rear and front first floor bedrooms, however this appears dry when tested with a moisture meter. This is located directly below the drainage outlet to the parapet gutters above and this may have been caused by a past leaks or blockages. The gutter should be monitored and kept clear from any blockages.

Condition Rating 2- Repairs and improvements are required. You should instruct an appropriately qualified contractor to inspect and provide quotes for the necessary works. Further advice can be found in the 'What to do now' section.

Otherwise, the rainwater goods generally appeared to be in satisfactory condition with no signs of significant defects. However, the weather was dry at the time of our inspection and we cannot therefore comment on the water-tightness of the rainwater goods.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

The gutters and downpipes should be checked regularly during in rainfall and any leakages repaired as a matter of urgency. The rainwater goods should be cleared through regularly to prevent any overflow and blockages caused by leaves and debris.

E4 Main walls

By measuring through door and window openings we were able to ascertain that the main walls are constructed from solid brickwork. The rear addition and rear extension walls are of cavity construction with a brick outer leaf. Cavity brickwork is formed from two separate "skins " with the outer skin being made from brick, and the inner skin made from blockwork. Between the two is a gap, or cavity, this 3



Outside the Property (continued)

can be filled with insulating material depending on the age of the construction. There are parapet walls enclosing the roofs which are formed from brickwork surmounted by coping stones.

A damp-proof course (DPC) is a membrane of some impervious material which is laid across the main walls during the course of construction whose purpose is to prevent dampness rising through the structure by capillary action. The damp-proof course is not visible so we cannot confirm its type. However, bearing in mind the age of the property, the walls are likely to have a slate damp-proof course.

Extensive high damp meter readings were recorded internally to the left hand side party wall and we recommend that a PCA qualified damp and timber specialist is instructed to carry out further investigation of the walls and the timbers in contact with them. Quotes should be obtained for the remedial works necessary.

Condition Rating 3- Before proceeding any further you should instruct an appropriately qualified specialist to inspect and provide quotes for the necessary works. Further advice can be found in the 'What to do now' section. This is serious and a risk to the building. Please refer to our summary in Section J.

We noted signs of minor cracking to the brickwork and mortar pointing, particularly on the front elevation at the junction between the neighbouring property to the left hand side.

There is minor cracking to the render at ground floor level to the front elevation.

Some of the masonry to the window reveals and sills are cracked and weathered.

There is extensive ivy growth to the parapet walls to the rear left hand side of the property coming from the neighbouring site and this obstructed our inspection of the surfaces.

The render to the neighbouring party wall on the left hand side is badly cracked in various areas.

The property appears to have been affected by historic movement and settlement, notable above the door which appears to have dropped downwards to the right hand side slightly. There is also some minor cracking to the render above the windows and door, which could be linked to the lintels. We do not believe this to be recent or progressive, but nevertheless the building should be monitored and if any further cracking or distortion is noted you should instruct a Structural Engineer to report on this.

Condition Rating 2- Repairs and improvements are required. You should instruct an appropriately qualified contractor to inspect and provide quotes for the necessary works. Further advice can be found in the 'What to do now' section.

Otherwise, the walls and external surfaces are weathered but generally appeared to be in satisfactory condition with no signs of significant defects or structural movement.

Ivy roots take hold in cracks and crevices, but they generally aren't strong enough to create them. This means that solid, well-constructed masonry walls usually can handle ivy (and the ivy even helps keep it cool and dry), but the invasive roots can cause considerable damage if the brickwork or mortar pointing is cracked, weak or crumbling. Therefore, the condition of the brickwork should be inspected regularly and the ivy cut back where necessary to prevent damage.

Solid brick walls have poor insulation and therefore are more prone to condensation and mould forming

on internal surfaces. Ventilation and heating may well need to be increased and controlled more frequently to reduce this risk.

The introduction of new and larger openings in this property can weaken older walls. There is no evidence of any structural disrepair but periodic inspections should be made for any possible signs of movement.

The masonry above windows and door frames of older properties such as this one tend to be supported by the joinery of the framework and often there is no proper lintel. If windows and doors are replaced then a proper lintel should be installed to support the brickwork above. Where this has previously been undertaken, we cannot confirm that there is adequate lintel support, as this would be hidden in the structure.

For a damp-proof course to be properly effective, it should be at least 150mm above external ground level but below internal floor level. In places, the ground and floor levels were too close together and this could affect the efficiency of the damp-proof course which could lead to rising dampness if neglected. It could also invalidate any guarantee.

E5 Windows

The property is served by a mixture of timber and UPVC framed double glazed windows. 2

The older timber windows to the front living room and first floor bedroom are weathered and we noted some minor signs of condensation and misting between the panes.

Some of the windows are slightly ill-fitting and we noticed that the catch to the rear first floor bedroom was missing. These will require some minor easing and adjustment.

Condition Rating 2- Repairs and improvements are required. You should instruct an appropriately qualified contractor to inspect and provide quotes for the necessary works. Further advice can be found in the 'What to do now' section.

Otherwise, the windows are slightly weathered but generally in a serviceable condition.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

Since April 2002, replacement windows should have either been installed by a contractor registered under the Government's Competent Person Scheme, such as FENSA, or have Building Regulation approval. Your legal adviser should confirm that these requirements have been met. This does not include replacing broken panes of glass or repairing sections of the frame, but applies to the complete replacement of the frame and glazing. We refer you to Section I.

As the double glazing ages the seals around the frame can fail leading to the formation of condensation between the double glazing units. This is not always visible during inspections, as the moisture may come and go depending on the weather and temperature.

With older properties often the brickwork above windows and doors is supported by the sturdy frames. If these are then replaced with modern lightweight materials, such as UPVC, additional support should be provided in the form of a lintel or re-inforced frames. Whilst there was no signs of cracking or movement



Outside the Property (continued)

E6 Outside doors (including patio doors)

to the surrounding brickwork, we cannot confirm whether or not the replacement windows have been installed with adequate lintel/frame supports.

The external joints and seals surrounding the window frames will be vulnerable to moisture penetration, particularly in driving rain. The joints and seals should therefore be kept in good order to prevent this. If you notice any cracked pointing or defective seals these should be replaced as a matter of urgency.

The front door is formed from solid timber.

1

The front door is slightly weathered but generally in a satisfactory condition.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

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 maintained and redecorated on a regular basis.

You should ensure the junctions of the door frames and masonry is sealed and kept in good water. If the seals become cracked or damaged then water penetration can occur in bad weather.

E7 Conservatory and porches

There are no conservatories or porches serving the property.

NI

E8 Other joinery and finishes

The external joinery consists of timber fascias.

1

The external joinery is weathered in areas but where visible from the ground floor appeared to be in satisfactory condition.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

Given the age and exposure of the external joinery, this will require regular maintenance and re-decoration. Outside decorations help keep the property in satisfactory condition. Without a protective finish, parts will quickly deteriorate requiring extensive repairs.

E9 Other

There are no outside spaces or gardens as the property fronts directly onto the pavement and backs directly onto a yard serving the commercial premises behind the property. However, the property is served by a roof terrace. This is accessed via an electronically operated aluminium framed skylight door. The roof terrace is built upon the flat roof, overlaid with timber decking and enclosed by glass balustrade.

1

The roof terrace areas are slightly weathered but generally appear to be in a satisfactory and serviceable condition. You may wish to revarnish the decking.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

Inside the Property

Limitations to inspection

The roof space has been converted into addition accommodation and therefore we cannot comment upon the condition of the roof structures.

Due to the presence of the vendors' fitted floor coverings no view of the floor structures could be obtained and we cannot advise on their condition. It is often impractical to ask vendors to lift fitted floor coverings as this may prove disruptive and costly. As such, there is a risk that defects maybe hidden beneath the floor coverings. When the floor coverings are next exposed, we recommend you instruct a timber specialist to inspect and report on the condition of the floors.

The stored goods hindered our inspection of the rear addition roof space.

The stored items, furniture and personal items throughout the property hindered our inspection of the internal areas.

1 2 3 NI

F1 Roof structure

Rear Addition Roof-

2

There was a small roof space accessible via the hatch above the bathroom. Here the roof was lined with a breathable membrane and only the timber batons were visible. There was a large amount of stored goods to this area which hindered our inspection.

The loft insulation would not meet modern standards. We recommend that this is replaced with at least 270mm of modern insulation in the short term to improve the energy efficiency of the property.

We noted no ventilation to the roof structure and this can give rise to condensation. The combination of poor ventilation and of moisture content (whether caused by condensation or by water ingress) provides ideal conditions for the onset of fungal decay such as dry rot. This is a serious timber destroying fungus which is usually costly to eradicate. Ventilation is therefore advisable although it is fair to say that it is frequently omitted.

Condition Rating 2- Repairs and improvements are required. You should instruct an appropriately qualified contractor to inspect and provide quotes for the necessary works. Further advice can be found in the 'What to do now' section.

Otherwise, where visible the roof structures to this area generally appear to be in satisfactory condition.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

Main Roof-

The main roof space has been converted into addition accommodation and therefore we cannot comment upon the condition of the roof structures.

Overall, the loft conversion works appear to have been carried out to an acceptable standard and there are no visible defects or necessary repairs. We cannot comment upon any of the work that is hidden such as the structural supports which should have been installed as part of the works.

Property address

Inside the property (continued)

Your legal adviser should check that all the necessary approvals and permissions for the loft conversion have been obtained. If no Building Regulation approval was obtained at the time then it may prove necessary to obtain retrospective approval and carry out improvement works to bring the works up to standard. Alternatively your legal adviser may recommend you obtain an indemnity policy to cover these works.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

F2 Ceilings

The ceilings are formed from modern plasterboard. These have skimmed and painted finishes. The ceilings are formed from a mixture of older plaster supported on thin wooden strips (called 'lath and plaster') and modern plasterboard. 2

There is damp staining to the top floor ceiling below the skylight to the roof terrace, however this appears dry when tested with a moisture meter and we understand that it was caused by someone previously leaving the skylight open. The area should be redecorated.

There is damp staining to the ceilings of the rear and front first floor bedrooms, however this appears dry when tested with a moisture meter. This is located directly below the drainage outlet to the parapet gutter above and they have been caused by a past leaks or blockages.

Condition Rating 2- Repairs and improvements are required. You should instruct an appropriately qualified contractor to inspect and provide quotes for the necessary works. Further advice can be found in the 'What to do now' section.

Otherwise, except for some normal minor cracking, the ceiling and plaster finishes appear to be in satisfactory condition throughout the property.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

Modern ceilings of plasterboard can crack at the joints between the boards and small areas of plaster can be dislodged by the nail fixings.

F3 Walls and partitions

The property has solid masonry and lightweight plasterboard stud internal walls and partitions. These have a mixture of plastered, painted and tiled finishes. 3

High damp meter readings were recorded in the ground floor walls, as reported previously under section E4 Main Walls.

Condition Rating 3- Before proceeding any further you should instruct an appropriately qualified contractor to inspect and provide quotes for the necessary works. Further advice can be found in the 'What to do now' section. This is serious and a risk to the building. Please refer to our summary in Section J.



Inside the property (continued)

As with the ceilings, damp staining was noted to the walls along the top floor below the skylight and these areas should be redecorated. There is also some staining around the window frames to the top floor, however again these areas appeared dry when tested and should be redecorated and monitored.

Condition Rating 2- Repairs and improvements are required. You should instruct an appropriately qualified contractor to inspect and provide quotes for the necessary works. Further advice can be found in the 'What to do now' section.

Otherwise, some time was spent examining the internal partitions and we can advise that these are straight and true and showed no signs of any significant defects. As with the ceilings, some minor cracking was noted but here again, this is not significant or substantial enough to cause concern.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

At ground floor level the original cross partitions have been removed to open up and join both rooms. This was a load bearing partition and would have required insertion of a steel joist or beam to support the loads above. We could not open up the structure and cannot confirm that such a beam has been installed but we can say that there is no sign of any distress or distortion to the floor above to indicate that this was not the case. You should ask your legal adviser to check whether the relevant authority has granted building regulation approval for this work, and/or a guarantee or warranty exists (see section I1). If this does not exist, you should ask an appropriately qualified person to investigate whether the building is properly supported. This will involve removing parts of the floor and wall and you should discuss this with the current owner.

Cracks in plaster often occur due to the general ageing of plaster, slight movement between sheets of plasterboard and normal shrinkage over time but this is not considered serious or significant. If the cracks are repaired and filled, they may re-occur from time to time.

F4 Floors

The ground and upper floors are of suspended timber construction. The rear extension ground floors are of solid concrete construction. These have a range of carpeted, tiled, timber and laminated floor coverings. 3

High damp meter readings were recorded to the ground floor. Therefore, the timbers in direct contact with the walls will be vulnerable to damp and decay and they should be inspected by a qualified PCA damp and timber specialist.

Condition Rating 3- Before proceeding any further you should instruct an appropriately qualified specialist to inspect and provide quotes for the necessary works. Further advice can be found in the 'What to do now' section. This is serious and a risk to the building. Please refer to our summary in Section J.

Due to the presence of the vendors' fitted floor coverings no view of the floor structures could be obtained and we cannot advise on their condition. It is often impractical to ask vendors to lift fitted floor coverings as this may prove disruptive and costly. As such, there is a risk that defects may be hidden beneath the floor coverings. When the floor coverings are next exposed, we recommend you instruct an appropriate person to inspect and report on the condition of the floors.

Inside the property (continued)

Where floors are springing the movement is not sufficient or serious enough to warrant the expense and disruption of removing the finishes and strengthening the floor structure. Nevertheless care should be taken when furnishing rooms which suffer from such movement.

We did not find any signs of wood-boring beetle attack to the floor timbers, however given the age and location of the property it is inconceivable that it would have escaped the attentions of woodworm. Should an outbreak be discovered, localised treatment may be necessary.

F5 Fireplaces, chimney breasts and flues

There is a feature fireplace with an open fire in the front living room. The remaining chimney breast have been covered throughout the property. **2**

Not all of the covered chimney breasts have been vented. Any unused flues or covered chimney breasts should be adequately capped and vented to prevent rain penetration and a build up of condensation within the flue.

Condition Rating 2- Repairs and improvements are required. You should instruct an appropriately qualified contractor to inspect and provide quotes for the necessary works. Further advice can be found in the 'What to do now' section.

The fireplace appears to be in satisfactory condition, however we cannot comment upon its working order.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

Without actual testing it is not possible to ascertain whether any of the chimney flues are in satisfactory working order. With age, the lining of the flues can deteriorate and this can allow fumes to re-enter the building at a higher level if fires are lit. It is considered safer to arrange for all flues that are to be used to be fully lined.

The chimney should be inspected and swept by a Chimney Sweep annually and before first use. Any repairs identified should be undertaken before use.

F6 Built-in fittings (built-in kitchen and other fittings, not including appliances)

The built-in fittings consist of timber units in the kitchen. **1**

The built-in fittings are modern and in satisfactory condition throughout.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

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



Inside the property (continued)

F7 Woodwork (e.g. staircase and joinery)

The internal woodwork consists of timber doors, stairs, skirting boards, architraves, built-in cupboards and bookshelves. 2

The internal door between the front entrance and living room binds within its frame and this will require easing and adjusting.

Condition Rating 2- Repairs and improvements are required. You should instruct an appropriately qualified contractor to inspect and provide quotes for the necessary works. Further advice can be found in the 'What to do now' section.

There is some minor shrinkage cracking and general wear and tear to the internal joinery, but otherwise it is in satisfactory condition.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

Whilst no obvious signs of wood-boring beetle attack were found in the joinery timbers, however given the age and location of the property it is inconceivable that it would have escaped the attentions of woodworm. Should an outbreak be discovered, localised treatment may be necessary.

The internal joinery may be marked and scarred when the vendor moves out and localised repairs may be necessary.

F8 Bathroom and kitchen fittings

The property has a range of modern sanitary fittings to the shower room and bathroom. 1

Please refer to our comments regarding the kitchen fittings under section F6.

The bathroom fittings generally appear to be modern and in satisfactory condition.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

The sealants around the edges of baths and wash hand basins can leak and damage adjacent surfaces. If not repaired quickly, wood rot can soon develop. The boxing and panelling around baths and other appliances can keep these problems hidden. The seals surrounding the fittings should be renewed regularly.

Shower trays are vulnerable to leakages and the seals should be kept in good order and re-sealed regularly.

F9 Other

The property has mains powered smoke alarms, however we have not tested their serviceability. 1

There is a sprinkler fire suppression system to the ground floor kitchen to accommodate for the open



Inside the property (continued)

plan layout of the property. As there are no fire doors to the ground floor and a lack of a protected fire escape route, Building Regulations require the installation of a fire suppression system. We cannot comment upon the serviceability of this.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.



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, or meet modern standards.

Limitations to inspection

You will appreciate that we are not technically qualified to comment on the service aspects of this property. We should be pleased to arrange for tests to be carried out on service installations by qualified technicians if required.

In the meantime, our comments are based on a visual inspection and our experience in dealing with these items over a number of years.

Services, particularly gas and electricity, have to be installed in accordance with various regulations which are frequently updated by the appropriate authorities. Unless an installation is brand new it is unlikely to be up to the latest standards required. All defects and deficiencies noted from our visual inspection are duly reported, but the true condition and likely life expectancy of an installation can often only be ascertained by testing.

The Institute of Electrical Engineers recommends that wiring installations are tested every ten years for owner occupied property or five years for rental property or on change of ownership. Gas appliances should be serviced annually.

Our inspection was restricted as there are no inspection chambers or access points within the grounds of the property. We therefore cannot make any detailed comments on the underground drainage system.

G1 Electricity *Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.*



The meter and consumer unit (fuse box) can be found in the kitchen cupboards. The newer consumer unit contains Residual Current Devices (RCD's) and Miniature Circuit Breakers (MCB's) to protect users should there be a fault with the system. **3**

There is an older consumer unit as well which contains all the type plug-in fuses. This may not meet modern requirements and should be tested by an electrician. There is also a possibility that some of the older wiring may be in place.

You are advised that the electricity supply companies recommend that domestic wiring is tested every ten years or on change of ownership, whichever is sooner.

We are not aware of a current test certificate.

This is a risk to person, refer to our summary in Section J. Condition Rating 3. In the absence of a current electrical test certificate, we would advise you to employ the services of a qualified electrician to inspect and test the wiring and to provide you with a report on its condition together with a quotation for any improvement works found necessary. Further advice can be found in the 'What to do now' section.

You should ask your legal advisers to confirm whether the electrical system has been tested or inspected recently and whether a valid certificate exists in this respect (see section I).

Services (continued)

Your legal advisers should confirm if building regulation approval was obtained for the installation of the electrical services (see section I).

G2 Gas/oil *Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. 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 has the benefit of a mains gas supply which serves the central heating boiler and the hob. The meter is located in the kitchen cupboard. **3**

The gas services generally appear in satisfactory condition with no obvious signs of defects. However, we have not carried out any tests and cannot confirm its working order.

We are not aware of a current test certificate for the gas services.

This is a risk to person, refer to our summary in Section J. Condition Rating 3. In the absence of a current gas test certificate, we would advise you to instruct a Gas Safe registered engineer to test and report on the gas installation prior to occupation. Further advice can be found in the 'What to do now' section.

You should ask your legal advisers to confirm whether the gas system has been tested or inspected recently and whether a valid certificate exists in this respect (see section I).

Your legal advisers should confirm if building regulation approval was obtained for the installation of the gas services (see section I).

G3 Water

The property has a mains water supply. Where visible, the plumbing system comprised modern copper and plastic tubing. **1**

We understand that there is a water storage tank in the rear addition roof space, however this was not visible due to the stored goods and we cannot comment upon its condition.

Where visible, the water supply and plumbing system generally appeared to be in satisfactory condition.

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

Given the age of the property it is likely that some lead pipework was used in its construction or was subsequently retrofitted. None was seen during our inspection but as this may be hidden beneath floors, within walls and above ceilings we cannot confirm there is none present within these un-inspected areas. You should contact the water supplier to test the lead content of the water. If high levels are found the pipework should be replaced.



Services (continued)

G4 Heating

The property has the benefit of a gas fired central heating system powered by a combination boiler located in the kitchen. The system is a conventional pumped hot water system with various style radiators linked by copper tubing. Auxiliary heating has been provided to the bathroom and shower room by means of under floor heating. **3**

The system was working well at the time of our inspection, however we have not carried out any tests.

We are not aware of a current test certificate for the heating system.

This is a risk to person, refer to our summary in Section J. Condition Rating 3. In the absence of a current gas test certificate, we would advise you to instruct a Gas Safe registered engineer to test and report on the gas installation prior to occupation. Further advice can be found in the 'What to do now' section.

You can't always be sure when the appliances and pipework in your new property were last serviced and checked. Your vendor should be able to provide you with a Gas Safety Record showing that a suitably qualified Gas Safe registered engineer has checked the gas installation pipework and appliances. If they're unable to do this, you'll need to contact a registered engineer to carry out checks before you move in. The engineer should be able to complete a record and provide it to the vendor so they can pass it onto you when you move into the property. The system should then be inspected annually.

Your legal advisers should confirm if building regulation approval was obtained for the installation of the heating services (see section I).

G5 Water heating

Hot water is provided direct by the boiler. Please refer to our comments under G4 Heating. **1**

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

G6 Drainage

Our inspection was restricted as there are no inspection chambers or access points within the grounds of the property. We therefore cannot make any detailed comments on the underground drainage system. **NI**

Not Inspected.

As the drains will be of some age it would be prudent to instruct a drainage contractor to carry out a CCTV inspection of the system prior to exchange of contracts.

G7 Common services

There were no common services apparent during our inspection **NI**



Grounds (including shared areas for flats)

Limitations to inspection

There were no limitations to our inspection.

1 2 3 NI

H1 Garage

There are no garages to report upon.

NI

H2 Other

During the course of our inspection of this property we did not note the presence of any Japanese Knotweed, Giant Hogweed or any other invasive species that might have an adverse effect on the property or its value. However, we are not expert in horticultural matters and we cannot guarantee that no such species exist.

1

Condition Rating 1- No repairs are currently needed. The property should be maintained in the normal way.

H3 General

There are no areas to comment upon in this section. The property fronts directly onto the pavement and therefore there are no boundaries or gardens to comment upon.

Issues for your legal advisers

We do not act as 'the 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, check whether there is a warranty covering replacement windows).

I1 Regulation

Was Local Authority approval, including where necessary planning permission and building regulation approval (including the issuing of a final completion certificate) for the roof extension and conversion, re-roofing, the damp treatment, the double glazing installation, the alteration of the electrical system and the installation of the boiler.

If no Building Regulation approval was obtained, was the work carried out by a registered 'Competent Person'. If regulations have been breached or work carried out without the necessary approvals and certificates, then extensive and costly alteration works may well be needed to ensure compliance.

I2 Guarantees

You should ask your legal adviser to confirm whether there any test certificates or service agreements in place for the gas, central heating system and the electrics.

You should ask your legal adviser to confirm whether guarantees and certificates for the roof covering, the damp-proofing work, the double glazing installation, the electrical system, the gas installation and appliances and the boiler which should be assigned to you as a new owner of the property.

I3 Other matters

The parking in the surrounding area is restricted for resident permit holders only. Your legal advisers should confirm the availability and cost of these.

We understand that the property is freehold. You should ask your legal adviser to confirm this and explain the implications.

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, having existed for some time and which cannot be reasonably changed.

J1 Risks to the building

D Local Environment: The presence of shrinkable London clay sub-soil.

E4 Main Walls: Dampness.

F3 Walls and partitions: Dampness.

F4 Floors: Dampness.

J2 Risks to the grounds

We have not identified any risks to the grounds.

J3 Risks to people

G1 Electricity: No test certificate and older consumer unit.

G2 Gas/oil: No test certificate.

G4 Heating: No test certificate.

J4 Other

We have not identified any other risks.



Surveyor's declaration

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

Signature

Surveyor's RICS number

Qualifications

Company

Address

Town

County

Postcode

Phone number

Website

Fax number

Email

Property address

Clients name

Date this report was produced

RICS Disclaimer

1. This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or 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 these. For his or her 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 his or her 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.

2. This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted in the document or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.



Please read the 'Description of the RICS HomeBuyer Report Service' (at the back of this report) for details of what is, and is not, inspected.

What to do now

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 the contractors to put the quotations in writing.

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

Further investigations

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

Who you should use for these further investigations

You should ask an appropriately qualified person, though 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.

What the further investigations will involve

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

When to do the work

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

- **Condition rating 2** – repairs should be done soon. Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.
- **Condition rating 3** – repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

Warning

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks.

As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

Description of the RICS HomeBuyer (Survey) Service

The service

The RICS HomeBuyer (Survey) Service includes:

- an **inspection** of the property (see 'The inspection')
- a **report** based on the inspection (see 'The report'); and

The surveyor who provides the RICS HomeBuyer (Survey) Service aims to give you professional advice to help you to:

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

The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric. This means that the surveyor does not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible. The surveyor may use equipment such as a damp-meter, binoculars and torch, and may use a ladder for flat roofs and for hatches no more than 3 metres above level ground (outside) or floor surfaces (inside) if it is safe to do so.

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; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside 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.

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

Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases). The surveyor inspects roof spaces only if they are accessible from within the property. The surveyor does not inspect drains, lifts, fire alarms and security systems.

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, he or she should 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 these 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. With flats, the surveyor assumes that there is a 'duty holder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the duty holder.

The report

The surveyor produces a report of the inspection 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 focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed.

The report is in a standard format and includes the following sections.

- A Introduction to the report
- B About the inspection
- C Overall opinion and summary of the condition ratings
- D About the property
- E Outside the property
- F Inside the property
- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal advisers
- J Risks
- K Surveyor's declaration
 - What to do now
 - Description of the RICS HomeBuyer (Survey) Service
 - Typical house diagram

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.

Condition rating 3 – defects that are serious and/or need to be repaired, replaced or investigated urgently

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 – 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.

The surveyor does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS HomeBuyer Service for the property. If the surveyor has seen the current EPC, he or she will present the energy-efficiency and environmental impact ratings in this report. The surveyor does not check the ratings and cannot comment on their accuracy.

Issues for legal advisers

The surveyor does not act as 'the 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, check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or 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 these. For his or her 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.

Description (continued)

In the case of sole practitioners, the surveyor may sign the report in his or her 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, having existed for some time and which cannot reasonably be changed.

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

Standard terms of engagement

- 1 The service** – the surveyor provides the standard RICS HomeBuyer (Survey) Service ('the service') described in the 'Description of the RICS HomeBuyer (Survey) Service', unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:
 - costing of repairs;
 - schedules of works;
 - supervision of works;
 - re-inspection;
 - detailed specific issue reports; and
- 2 The surveyor** – the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey and report on the property.
- 3 Before the inspection** – you tell the surveyor if there is already an agreed or proposed price for the property, and if you have any particular concerns (such as plans for extension) about the property.
- 4 Terms of payment** – you agree to pay the surveyor's fees and any other charges agreed in writing.
- 5 Before the inspection** – nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 or the Consumer Rights Act 2015, or under any such other legislation as may from time to time be applicable. Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract. Please note that where you have specifically requested that the surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the surveyor up until the date of cancellation.
- 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.

Complaints handling procedure

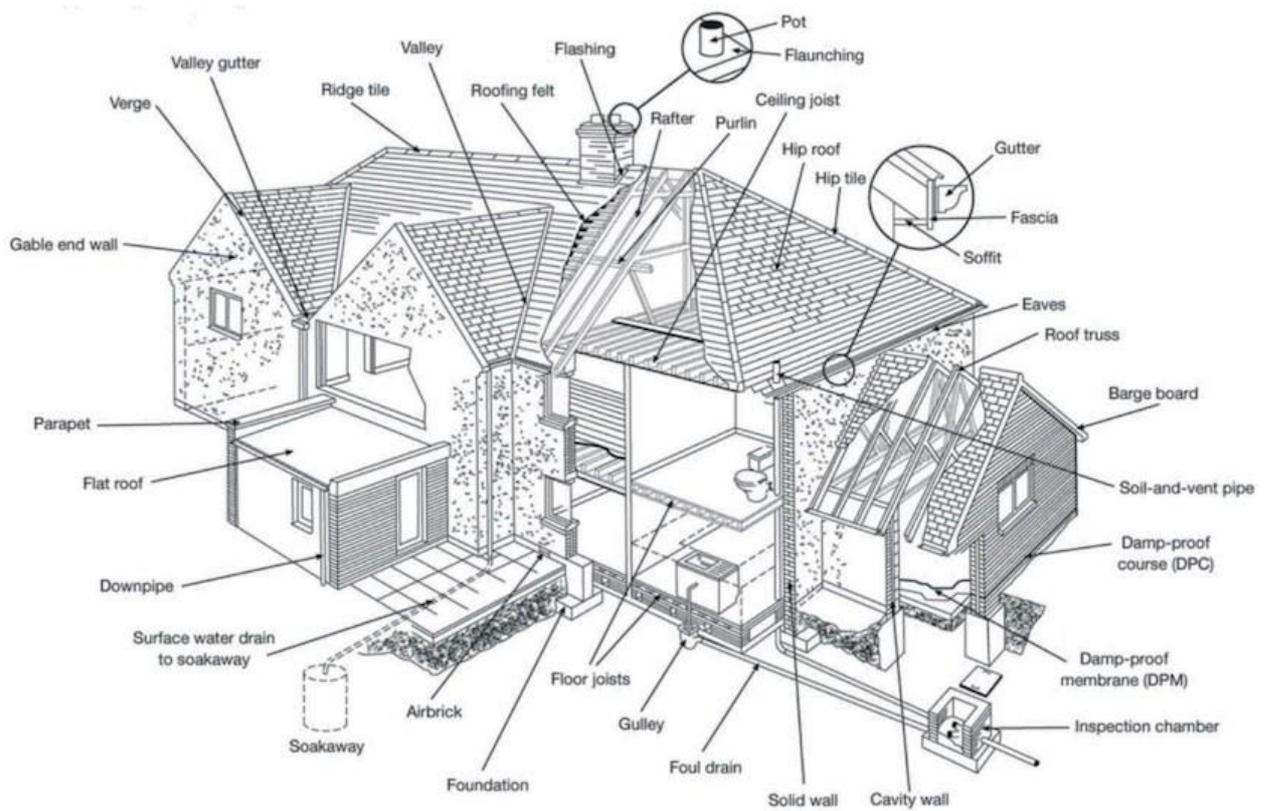
The surveyor will have a complaints handling procedure and will give you a copy if you ask. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

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

This report is for use in England, Wales, Northern Ireland, Channel Islands and Isle of Man.

Typical house diagram

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



Information Sheet

Helping you choose the right survey

Why do you need an RICS Home Survey? Because forewarned is forearmed. Choosing the right survey will help highlight any serious problems and advise you of the specific risks before you commit to the process of buying or selling a property.

RICS has three different levels of survey (outlined overleaf). These can only be conducted by an RICS qualified surveyor.

Reliable and cost effective, these reports carry the full weight of the Royal Institution of Chartered Surveyors – the industry's most respected authority on surveying.

Buying a home

It's important to remember that your mortgage lender's valuation report is not a survey. It merely tells your lender whether or not the property is reasonable security for your loan. An RICS survey will tell you the actual condition of the property. That's vital information that can be invaluable during price negotiations, and will also help you avoid expensive surprises after you've moved in. There is an option for an RICS HomeBuyer Report (Survey level 2) which also includes a valuation as a standard part of the service for your own purposes.

Selling a home

An RICS survey can be an aid to selling your home. It will show you any problems that may delay your sale or cause price reductions later in the process.

Staying at home

A survey of the current condition of your home will warn you of defects and help you avoid escalating repair and maintenance costs in the future.

Buying or Selling? Survey your options

The RICS Condition Report – Survey Level One

Choose this report if you're buying or selling a conventional house, flat or bungalow built from common building materials and in reasonable condition. It focuses purely on the condition of the property by setting out the following:

- clear 'traffic light' ratings of the condition of different parts of the building, services, garage and outbuildings, showing problems that may require varying degrees of attention;
- a summary of the risks to the condition of the building; and
- advice on replacement parts guarantees, planning and control matters for your legal advisers.

An RICS Condition Report is straightforward and does not include a valuation, but your surveyor may be able to provide this as a separate extra service.

Ask your surveyor for a detailed 'Description of the RICS Condition Report Service' leaflet.

The RICS HomeBuyer Report (Survey) – Survey Level Two

Choose this report if you need more extensive information whilst buying or selling a conventional house, flat or bungalow, built from common building materials and in reasonable condition. It costs more than the Condition Report but includes:

- all of the features in the Condition Report;
- a list of problems that the surveyor considers may affect the property;
- advice on repairs and ongoing maintenance;
- issues that need to be investigated to prevent serious damage or dangerous conditions;
- legal issues that need to be addressed before completing your purchase; and
- information on location, local environment and the recorded energy efficiency (where available).

Ask your surveyor for a detailed 'Description of the RICS HomeBuyer (Survey) Service' leaflet.

The RICS HomeBuyer Report (Survey & Valuation) – Survey Level Two

As the RICS HomeBuyer Report (Survey) above but includes:

- the surveyor's professional opinion on the 'market value' of the property;
- an insurance reinstatement figure for the property;
- a list of problems that the surveyor considers may affect the value of the property;

Ask your surveyor for a detailed 'Description of the RICS HomeBuyer (Survey & Valuation) Service' leaflet.

The RICS Building Survey – Survey Level Three

Choose the Building Survey (formerly called a structural survey) if you're dealing with a large, older or run-down property, a building that is unusual or altered, or if you're planning major works. It costs more than the other RICS reports because it gives detailed information about the structure and fabric of the property.

The RICS Building Survey uses the same traffic light ratings as the Condition and HomeBuyer Reports. It also includes:

- a more thorough inspection and detailed report on a wider range of issues;
- a description of visible defects and potential problems caused by hidden flaws;
- an outline of repair options and the likely consequences of inactivity; and
- advice for your legal advisers and details of serious risks and dangerous conditions.

The RICS Building Survey does not include a valuation, but your surveyor may be able to provide this as a separate extra service.

Also the surveyor may be able to provide an estimate of costs for identified repairs if agreed with you in advance.

Ask your surveyor for a detailed 'Description of the RICS Building Survey Service' leaflet.

At-a-Glance Survey Comparisons

This table will help you choose the most appropriate survey, but if you have any particular requirements, remember to discuss them with your surveyor before they inspect the property. The surveyor may be able to provide you with extra services, under separate contracts.

Service features	Survey Level 1 RICS Condition Report service	Survey Level 2 RICS Homebuyer Report (Survey) service	Survey Level 2 RICS Homebuyer Report (Survey & Valuation) service	Survey Level 3 RICS Building Survey service
Describes the construction and condition of the property on the date of the inspection.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aims to identify any problems that need urgent attention or are serious	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aims to identify things that need to be investigated further to prevent serious damage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aims to tell you about problems that maybe dangerous.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aims to show up potential issues and defects, before any transaction takes place.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aims to help you decide whether you need extra advice before committing to purchase		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aims to enable you to budget for any repairs or restoration.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aims to advise you on the amount of ongoing maintenance required in the future		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provides a reinstatement cost to help you avoid under or over-insurance.			<input type="checkbox"/>	
Provides a market valuation.			<input type="checkbox"/>	
Aims to establish how the property is built, what materials are used and how these will perform in the future				<input type="checkbox"/>
Aims to describe visible defects, plus exposing potential problems posed by hidden defects.				<input type="checkbox"/>
Aims to outline the repair options and give you a repair timeline, whilst explaining the consequences of not acting.				<input type="checkbox"/>
Where practical and agreed, provides an estimate of costs for identified repairs.				<input type="checkbox"/>
Provides specific comments on energy efficiency.				<input type="checkbox"/>

Note: Extra services can be provided with all surveys but will require a separate contract.

For more information, visit [rics.org/homesurveys](https://www.rics.org/homesurveys)

Maintenance Tips

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact an RICS qualified surveyor for further advice.

Outside the property:

You should check the condition of your property at least once a year and after unusual storms. Your routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- **Chimney stacks:** Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.
- **Roof coverings:** Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms. Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.
- **Rainwater pipes and gutters:** Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- **Main walls:** Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove any plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
- **Windows and doors:** Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- **Conservatories and porches:** Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
- **Other joinery and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Inside the property:

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.

- **Roof structure:** When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- **Ceilings:** If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- **Walls and partitions:** Check these when you are cleaning or redecorating. Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- **Floors:** Be alert for signs of unevenness when you are cleaning or moving furniture, particularly with timber floors.
- **Fireplaces, chimney breasts and flues:** You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- **Built-in fittings, woodwork and joinery:** Check for broken fittings.

Services:

- Ensure all meters and control valves are easy to access and not hidden or covered over
- Arrange for an appropriately qualified Gas Safe Engineer or Registered Heating Engineer to check and test all gas and oil services, boilers, heating systems and connected devices once a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home.
- Monitor plumbing regularly during use and when you are cleaning. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary or seek advice from a Certified Drainage Contractor. Check any private drainage systems annually, and arrange for a qualified contractor to clear these as necessary. Keep gullies free from debris.

Grounds:

- **Garages and outbuildings:** Follow the maintenance advice given for the main building
- **Japanese knotweed or other non-native species:** seek advice from an 'appropriately qualified person or company' such as an accredited member of an industry recognised trade association.
- **Other:** Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.