



LEVEL 2

Your survey and valuation report

Property address

The House
The Street
The Town
AA1 7AB

Client's name

Mr John Smith

Inspection Date

31st December 2021

Surveyor's RICS number

1143826

2

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A

About the inspection and report

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

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

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

- We only carry out a visual inspection. 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 do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

 **Reminder**

Please refer to your **Terms and Conditions** report sent on the 30th November 2021 for a full list of exclusions.

A

About the inspection

Surveyor's name

John Kelly BSc (Hons) MRICS

Surveyor's RICS number

1143826

Company name

London and County Surveyors Limited

Date of the inspection

31st December 2021

Report reference number

EX - 2

Related party disclosure

I have no links with this transaction. Furthermore, I have no personal or business connection with the vendor or agent involved in the proposed property transaction and that the opinion I give in this report is unbiased and based upon my knowledge and experience of this type of property and the full inspection of it undertaken for this report.

Full address and postcode of the property

The House
The Street
The Town
AA1 7AB

Weather conditions when the inspection took place

When I inspected the property, the weather was overcast following a period of generally settled weather conditions. The ambient temperature at the time of inspection was approximately 10°C, and the windspeed was light.

Status of the property when the inspection took place

At the time of inspection the property was occupied and was fully furnished, with floor coverings to all areas.

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance.

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

Important note

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

B

Condition ratings

Overall opinion of the property

This property is considered to be a reasonable proposition for purchase, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, I see no reason why there should be any special difficulty on resale in normal market conditions. However, the purchase price, which is understood to be £280,000 is very much on the upper end of the acceptable range for a property of this type and size within this particular location.

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.

Element no.	Document name	Received
F 1	Electrical safety certificate	
F 2	Gas safety certificate	
F 4	Warranty or guarantee for the gas fired boiler	
H 1	Proof of building regulations approval for the removed load bearing wall	
D 5	FENSA certificate in respect of the replacement windows and/or doors	
D 5	Warranty or guarantee for windows/doors	



Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name
F1	Electricity
F2	Gas/oil



Elements that require attention but are not serious or urgent

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

Element no.	Element name
D1	Chimney stacks
D2	Roof coverings
D4	Main walls
E1	Roof structure

Element no.	Element name
E2	Ceilings
E3	Walls and partitions
E4	Floors
F4	Heating
F5	Water heating
F6	Drainage
G2	Permanent outbuildings and other structures



Elements with no current issues

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

Element no.	Element name
D3	Rainwater pipes and gutters
D5	Windows
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
E5	Fireplaces, chimney breast and flues
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase and joinery)
E8	Bathroom fittings
F3	Water
G3	Other



Elements not inspected

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

Element no.	Element name
D7	Conservatory and porches
D9	Other
E9	Other
F7	Common services

Element no.	Element name
G1	Garage

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The subject property is a mid-terrace house set over two storeys.

Approximate year the property was built

Based on my knowledge of the area and housing styles, I would consider the property to have been first constructed between 1920 and 1925.

Approximate year the property was extended

The property has not been extended.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

Not applicable to this property.

Construction

The property is built using traditional materials and techniques.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	1			1	1			
First		3	1					

C

Energy efficiency

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

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

Energy efficiency rating

D60

Issues relating to the energy efficiency rating

The energy performance rating is considered to be average for a property of this type, size and age. However, there is some scope for improvement as detailed on the EPC.

Mains services

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

Gas Electric Water Drainage

Central heating

Gas Electric Solid fuel Oil None

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

None

Other energy matters

Typical improvements to the thermal efficiency of a property range from relatively low-cost measures such as the installation of low energy lighting, increasing the level of roof insulation and the installation of thermostatic radiator valves. More expensive measures include improvements such as the installation of a modern condensing boiler, ground or air source heat pumps, solar heating, additional wall insulation and photovoltaic panels.

You should take note of the recommendations within the EPC and carefully consider the level of investment, if any, you may wish to make towards improving the energy efficiency of the property.

C

Location and facilities

Grounds

The property is set within a reasonable sized plot with a private garden area to the front and rear. There is off-road parking located to the front with sufficient space for one vehicle.

Location

The property is located within a well established residential area and is approximately 1 mile from Anytown Station.

Facilities

The local facilities include a range of shops and other retail outlets within easy reach of the subject property. There are reasonable public transport links to central London and the surrounding boroughs. In addition, there are also schools and a doctor's surgery within 2 to 3 miles of the subject property.

Local environment

According to our enquiries made with the Environment Agency, the property is located within an area which is likely to flood. Further advice is provided within section I2 below.

The property is in an area that has clay sub-soils that could affect the stability of foundations (see section I1 Risks).

The property is in an area with potentially high levels of radon gas that could affect health (see section I3 Risks).

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

All external parts of the property have been inspected where access was readily available and could be safely accessed by a 3.0m retractable ladder. Any specific inspection limitations are detailed within the relevant section of the report.



D1 Chimney stacks

The property has a single chimney stack located to the apex of the roof. The chimney stack is constructed of traditional masonry with clay facing brickwork. To the base of the chimney stack where it interconnects with the roof coverings, it is detailed with lead flashings which are designed to create a waterproof juncture between the masonry forming the chimney stand and the roof coverings. To the top of the stack there are a number of pots set within mortar flashing. 2

The brickwork forming the chimney stack is showing signs of general weathering and the mortar between the bricks (called pointing) is starting to erode. As such, I would recommend that you budget for repointing the brickwork within the next 3 to 5 years. This will involve removing the existing weathered mortar from the bed of the masonry and renewing with the correct mix or mortar. You should ensure the contractor chosen to undertake this work is competent as it takes great skill and care to ensure the pointing is renewed neatly and in a good workmanlike manner. Poorly applied mortar pointing is very unsightly and if the incorrect mortar mix is used can cause excessive weathering to the masonry forming the chimney stack.

The chimney stack is shared with the adjoining owner. As such, they have a number of legal rights over the stack, particularly in relation to the Party Wall etc act 1996. Before undertaking any works to the shared stack or associated shared chimney breast you should seek appropriate advice from a suitably qualified person and ensure that permission is gained from the joint owner of the stack prior to undertaking any work.



Photo - 2 Chimney stack

D2 Roof Coverings

The main roof over the property is constructed to a pitched design and is covered with interlocking profiled composite tiles with matching ridge tiles. 2

The surface of the roof is slightly uneven, most notably to the front slope. When roof timbers are put under load for sustained periods of time they can become distorted therefore causing the roof surface to appear uneven. In this case, I would consider the degree of unevenness to be slight. I would not consider the relatively minor degree of unevenness noted at the time of inspection to be a significant defect and is often encountered within properties of this age and type.

The tiles to the apex of the roof, called ridge tiles, are starting to become weathered, and the mortar on which they are set is starting to erode. As such, I would recommend that you budget for re-pointing the ridge tiles within the next three to five years. This will involve lifting the weathered ridge tiles, hacking off the weathered and defective mortar and re-bedding on new, high cement content, mortar.



Photo - 3 Main roof coverings

D3 Rainwater pipes and gutters

The rainwater pipes and gutters are made of UPVC. The fall pipes discharge the surface water into surface water gullies. 1

On the whole, the rainwater pipes and gutters are considered to be in fair condition for their age, with no signs of defects noted at the time of inspection.

You should also be aware that it is good practice to ensure that the gutters are cleared out on an annual basis, in order to ensure that the surface water is discharged efficiently from the property and does not back up within the guttering, which can cause water ingress issues to occur around the roofline.



Photo - 4 Rainwater pipes and gutters

D4 Main walls

The main walls to the property are constructed of traditional masonry with clay facing brickwork and clay common brickwork laid in stretcher bond with natural coloured mortar. The outside walls are covered with a sand and cement coating, called render to the front elevation and the rear elevation with the surfaces having been applied with a pebble-dash finish.

2

The thickness of the walls have been measured and are noted to be approximately 260mm in overall thickness. Given the age of the property and the bonding of the masonry, it is likely that the walls are of solid construction, meaning that there is no air gap between the inner and outer leaves of masonry. This is unlike more modern building techniques whereby a small air gap, called a cavity, is incorporated into the structure of the wall and is designed to help prevent the transfer of moisture passing through the wall from the external environment and presenting as damp patches on the inner surfaces.

There is some evidence of a moisture barrier within the structure of the walls, called a damp proof course, which is designed to help prevent dampness occurring to the walls at low level, which is often referred to as rising damp. The damp proof course consists of a bituminous felt layer at low level within the bed of the brickwork. The continuity and adequacy of the damp proof course could not be fully established at the time of inspection. However, any inefficient or defective damp proof course is often evidenced by low level dampness occurring internally to the walls within the property. Further advice in respect of low level internal dampness is provided within section E3 of this report.

Throughout the property, the walls have been tested with a 1m spirit level, and were found to be generally level and even. I did not identify any significant fracturing, or other significant building defects such as outward bulging or outward lateral rotation of the wall surfaces, as such, I am of the opinion that the main walls are stable and not suffering from any significant or inherent structural defects.



Photo - 5 Typical outside wall surfaces

D5 Windows

The windows throughout the property consist of UPVC double glazed casement windows.

1

The windows are clearly not the original windows which would have been installed when the property was first built, as such, replacement windows installed after 1st April 2002 are required to comply with building regulations and should have been installed by a FENSA registered contractor. FENSA is a government approved trade association whose members can self-certify that their installations meet the standards of the building regulations. You should ask the vendor to provide the FENSA certificate.

Although the windows are considered to be in reasonable condition, with no signs of significant defects identified at the time of inspection, you should be aware that sealed double glazed units to the windows do not last indefinitely. Sometimes the seal fails and the gap between the panes of glass mists over due to condensation. The exact lifespan of any of the double-glazed units is not easily established and you should factor into long-term maintenance the possibility that some of the sealed glazed units will require replacement.



Photo - 6 UPVC double glazed windows

D6 Outside doors (including patio doors)

The main entrance door is located to the front elevation and consists of a UPVC double glazed panel door set within a UPVC frame. The door benefits from a multipoint locking mechanism. This locking arrangement satisfies the requirements of most UK insurance companies. 1

There is a set of patio doors located to the rear elevation which are made of UPVC with double panels, set within a UPVC frame. These doors are installed with a multipoint locking mechanism which satisfies the requirements of most UK insurance companies.

On the whole, I would consider the external doors to the property to be in satisfactory condition, with no signs of significant defects noted at the time of inspection.



Photo - 7 Main entrance door



Photo - 8 Patio doors to rear

D7 Conservatory and porches

None

NI

D8 Other joinery and finishes

The external joinery to the property is limited the roofline fascia boards and soffit boards which are made of UPVC. 1

The UPVC roofline joinery is considered to be in satisfactory condition, with no signs of significant defects noted at the time of inspection. In addition, UPVC joinery is considered to be superior to traditional timbers as it tends to have a longer lifespan and requires much less maintenance.



Photo - 9 UPVC roofline joinery

D9 Other

None

NI

E

Inside the property

Inside the property

Limitations on the inspection

The internal inspection was limited to those parts of the property where access was readily available and could be safely achieved by the use of a 3.0m retractable ladder.

Fitted floor coverings have been laid throughout the property and were fastened down in most areas. This placed some restrictions on my inspection.

The property was occupied and furnished at the time of inspection which placed some limitations on my inspection.

Comment cannot be made on areas that are covered and concealed 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. Unless these are carried out prior to legal commitment to purchase, there is a risk that additional defects and consequently repair work will be discovered at a later date.

We have not checked for asbestos, however if any suspected asbestos containing materials are identified during the inspection, they will be comment on herein. Surveyors do not carry out any testing of possible asbestos containing materials, this must be done by an asbestos specialist.



E1 Roof structure

The roof structure is built of softwood timber rafters which are supported by timber purlins, which are in turn supported by the main structural walls and a number of inverted cross-braced timber supports. Between the timbers forming the roof structure on the inside and the tiles on the outer surface, there is a secondary waterproofing measure in the form of a breathable felt layer. This helps to provide an additional layer of protection against water ingress, particularly during periods of heavy driven rain.

2

I did not identify any form of ventilation within the roof void. Although this does not appear to be causing any particular problems at the current time, you should be aware that the lack of ventilation can cause condensation to occur within the roof void. If condensation does occur and goes unnoticed for long periods of time, it can cause serious defects to the structural timbers forming the roof structure, such as timber decay or rot.

To reduce this risk I would recommend that you budget for installing some form of ventilation within the roof void in order to provide a cross-flow of air, which in turn will help to prevent the build-up of condensation from occurring. Suitable ventilation within roof voids is often achieved by the installation of vent outlets to the eaves of the roof, or a series of vent outlets positioned at various locations to the roof surface.

The level of thermal insulation within the roof void is reasonably good, with approximately 200mm of woollen quilt type insulation laid throughout the roof void, which is generally in line with current Government guidance.



Photo - 10 Roof structure



Photo - 11 Vendors belonging restricted access

E2 Ceilings

The ceilings throughout the property are most likely constructed of traditional lath and plaster which has been finished with a smooth plaster skim and decorated with a combination of paper and paint. 2

The normal useful life for these types of ceiling construction varies but is considered to be in the region of 50-70 years, although you should be aware that the addition of central heating and the condensation that it sometimes produces can, in some instances, reduce this lifespan.

On the whole, I would consider the ceilings within the property to be in satisfactory condition, but you should be aware that under normal usage, lath and plaster ceilings can become unstable when the layer of plaster becomes detached from the laths beneath. Although I could see no particular problems at the time of inspection, you should expect to undertake repairs to the ceilings in the future, particularly when you redecorate.

There are noted to be some minor fractures to the ceiling surfaces to various locations. These fractures are generally less than 1mm in width, as such are considered to be of a very minor nature and are not structurally significant. However, where fractures are occurring, you should ensure that they are filled with a suitable internal grade filler prior to redecoration.

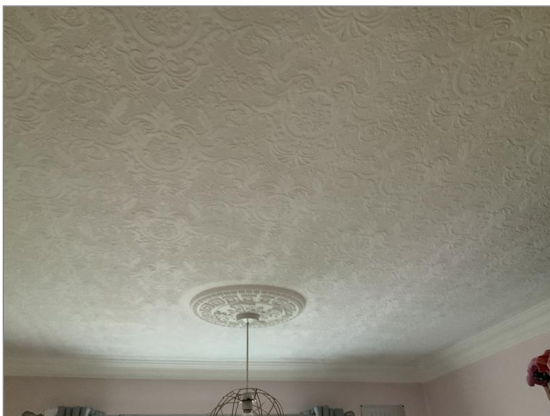


Photo - 12 Typical ceiling

E3 Walls and partitions

The internal walls throughout the property are constructed of a combination of traditional masonry and timber stud partition, which as been decorated with a combination of paper and paint.

2

Throughout the property, the walls have been tested with a damp meter and the readings were found to fall within the acceptable range. The type of instrument we use to test the walls for dampness is a dual mode moisture meter that allows the surveyor to distinguish between sub-surface and surface moisture, this is essential to distinguish between dampness within the structure of the property, such as rising dampness, or surface condensation. When testing the walls for rising dampness the instrument measures moisture beneath the surface without drilling holes to a nominal depth of around 20mm.

The moisture meter readings indicate that there are no excessive areas of dampness or water penetration identified at the time of inspection. However, you should be aware that some parts of the wall surfaces are inaccessible, such as walls concealed by fixtures and fittings and therefore these parts of the walls could not be tested.

In addition, the only way to categorically confirm that a property is completely free of dampness is to undertake a more detailed and intrusive test which involves drilling in to the walls in order to collect masonry samples from deep within the walls which is then used to undertake a calcium carbide test. A calcium carbide meter is a sealed vessel which is used to mix measured samples of masonry with calcium carbide. Calcium carbide will react with any moisture present within the material and produce acetylene gas. The proportion of gas released is directly proportionate to the amount of moisture present in the material, therefore by measuring the amount of gas it is possible to derive the total moisture content of the material tested.

You will appreciate that drilling into the walls is beyond the scope of this report and is unlikely to be permitted by the vendor, as such, some degree of risk in respect of dampness to the walls must be accepted.

Some evidence of minor historic structural movement was identified to the walls internally. This movement has manifested itself as small fractures to the wall surfaces to localised areas. It should be noted that virtually all properties are subject to a certain degree of building movement and I would not consider the relatively minor fractures noted at the time of inspection to be a significant defect. Nevertheless, I would recommend that where cracks are occurring, they should be filled with suitable internal grade filler, redecorated and monitored for signs of future re-occurrence.

An original load bearing internal wall has been removed to the ground floor. The structure above but appears to have been supported by either a steel or timber beam which has been encased in plasterboard and decorated. The support appears to be adequate and there are no signs of significant structural defects occurring as a result of the load bearing wall having been removed. However, the removal of load bearing walls within residential property requires building regulations approval. As such, I would recommend that you seek a copy of the building regulations completion certificate in respect of the removed load bearing wall from the vendor, prior to entering into a legally binding commitment to purchase.



Photo - 13 Dampness within the acceptable range

E4 Floors

The floors throughout the property consist of a combination of a suspended timber deck and a ground bearing concrete slab. 2

Some of the floorboards noted to the first floor are slightly loose, as such creak when walked upon. During the course of normal refurbishment I would recommend that you take the opportunity to re-secure any loose floorboards and replace any which are damaged prior to relaying new floor coverings. This will help to provide a more consistent and solid feeling floor surface throughout.



Photo - 14 Level and even floor surfaces

E5 Fireplaces, chimney breasts and flues

The fireplaces within the property consist of decommissioned fireplaces, located to the living room, kitchen and bedrooms. 1

The sealed-up fireplaces within the property have been installed with ventilation. This helps to ensure that there is a flow of air within the chimney flue which helps to prevent the build-up of corrosive condensation with the flue which can result in discoloured damp patches occurring to the surface of the chimney breast. You should ensure that the vents are left unobscured to allow ventilation to occur.

The chimney breasts within the property appear to be intact throughout their full length.



Photo - 15 Decommissioned fireplace

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

The property benefits from a fitted kitchen comprising of a range of wall and base units together with a number of integrated appliances. 1

The kitchen fittings are modern and functional with no signs of significant defects noted at the time of inspection.



Photo - 16 Kitchen fittings

E7 Woodwork (for example, staircase joinery)

The internal doors throughout the property consist of composite timber panel doors, which are set within softwood door casings with architraves and skirting boards throughout. There is also a timber staircase which rises from ground to first floor. 1

The internal joinery throughout the property has clearly had the benefit of general maintenance and upkeep over the years. As such, it is considered to be in overall satisfactory condition, with no signs of significant defects noted at the time of inspection.

However, you should be aware that the internal joinery will require periodic redecoration at least every 3 to 5 years. The cost of this should be included within your maintenance plans over the medium to long term.

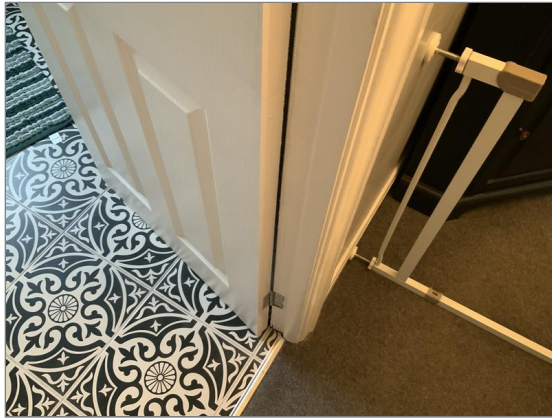


Photo - 17 Typical internal joinery



Photo - 18 Timber staircase

E8 Bathroom fittings

The bathroom fittings are considered to be modern and functional with no signs of significant defects noted at the time of inspection.

1

The bathroom benefits from an electronically operated air extraction unit which is designed to expel the warm moist air produced within the bathroom to the external environment, as such helping to prevent the build up of condensation occurring. Condensation can affect the surfaces within the bathroom, particularly the ceilings.



Photo - 19 Bathroom fittings

E9 Other

None

NI

F

Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

Services

Limitations on the inspection

All parts of the building services installations have been inspected where access was readily available and could be safely achieved by the use of a 3.0m retractable ladder.

Regulation states that in the absence of a current test certificate we must designate a level three risk. If certification is available, please ask your legal advisor to check the validity of this evidence.

The main service installations within this property have been subjected to a visual inspection only and no intrusive checks carried out. The information provided in this part of the report is purely for your consideration only.

As a general note regarding services, we are not specialised in this field and therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as comments and suggestions. They are not full and complete assessment of any problems that may exist.



F1 Electricity

Safety warning: *The Electrical Safety Council 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 the Electrical Safety Council.*

The mains electrical intake was identified externally within a wall mounted box. The distribution board (consumer unit) is located within the under stairs cupboard and is of a modern design with no evidence of historic testing having been carried out.

3

It is recommended that the electrical installation within residential properties is tested every ten years or when the ownership of property changes. I would therefore recommend that a full electrical test and report be undertaken prior to a legal commitment to purchase the property, in order to determine the cost and extent of any remedial works required to the system. You are therefore advised to instruct an NICEIC registered electrician to undertake an electrical test and report on the system.



Photo - 20 Mains electricity distribution board

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.

There is a mains gas supply, and the meter and control valve are located in the under stairs cupboard. During my inspection, I was only able to make a superficial examination of the pipework but from their appearance I am satisfied they are in reasonable condition. It is nevertheless recommended that you obtain a copy of a GasSafe™ certificate from the vendor.

3



Photo - 21 Mains gas intake and meter

F3 Water

There is an independent mains water supply to the property. The external stop valve/water meter is located to the front elevation on the public highway. Internally, the location of the stop valve was not identified. The water pressure within the property appears to be normal, and I have no reason to believe there are any defects with the system.

1



Photo - 22 Mains water intake and isolation valve

F4 Heating

The property benefits from a central heating system which is provided by the main gas fired boiler located within the kitchen. The flue pipe passes through the external wall in order to discharge the combustion gases safely to the external environment. 2

A number of various sizes of radiator were positioned throughout the property with 15mm copper pipework which is largely surface mounted.

It should be noted that I am not a qualified mechanical or electrical engineer and therefore I cannot comment on the adequacy of the heating system; however, from my visual inspection, the boiler appears to be modern and in fair condition.

The heating system could not be tested at the time of inspection, and therefore, I would consider it prudent for a specialist test and report to be undertaken prior to entering into a legally binding commitment to purchase in order to determine its adequacy and any upgrading works required.



Photo - 23 Mains gas fired boiler

F5 Water heating

The property benefits from a hot water supply which is provided by the main gas fired boiler which provides instantaneous on demand hot water without supplying a storage tank. 2

See comments in section F4 above in respect of having the boiler tested.



Photo - 24 Combination boiler

F6 Drainage

Surface Water

2

The property is connected to the mains drains. A number of drainage gullies are located around the property which discharges surface water into the local combined sewer system.

The drainage gullies were available for inspection and were noted to be discharging surface water sufficiently from the property.

Foul Waste

Where visible, the sanitary appliances within the property are connected to plastic waste pipes and traps. There are a number of inspection chambers located around the property which were lifted as part of the survey. At the time of inspection, the drainage channels were generally clear, although some debris was noted within them.

There was some standing water within the inspection chamber channels and some general silting up. You should arrange for this to be jetted out by high pressure water to ensure the drainage runs clear and efficiently discharging the foul waste into the local sewerage system.



Photo - 25 Below ground drainage

F7 Common services

None

NI

G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

All parts of the external grounds have been inspected where access was readily available and could be safely achieved by the use of a 3.0m retractable ladder.

The boundary walls and fences have not been inspected in detail.

We have not consulted any Geological or Ordnance Survey Maps and have been unable to establish any details as to the previous use of the site. We are unable to comment within the terms of this report, which is restricted in its scope, as to whether there are any hidden problems with the ground upon which the property is built, nor are we able to comment on the possibility or otherwise of the property being affected by any other matters. Your solicitors should check this aspect.



G1 Garage

None

NI

G2 Permanent outbuildings and other structures

The property benefits from a masonry constructed outbuilding set on a ground bearing concrete slab with a timber constructed flat roof covered with a bituminous felt waterproofing system.

2

My internal access to the outbuilding was significantly restricted due to the vendor's belongings. Therefore, my inspection was predominantly limited to the external parts.

There are some minor fractures noted to the rendered surface of the outbuilding, although these are not thought to be structurally significant, and should be dealt with during the course of normal redecoration of the rendered surface.

The timber fascia boards around roofline are showing signs of general weathering and degradation, as such, I recommend that you plan to replace these at some stage within the next three years.

The roof coverings are generally considered to be in satisfactory condition, although you should be aware that this type of roof covering tends to have a lifespan of approximately 15 to 20 years, as such, you should budget to undertake some degree of maintenance in the form of patch repairs and possible recovering of the roof during this timeframe.

G3 Other

The property is set within a reasonable size plot with garden areas to the front and rear. The gardens are reasonably well maintained and appear to be well drained with no signs of significant historic flooding or standing water noted at the time of inspection.

1

H

Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

Issues for your legal advisers

H1 Regulation

You should ask your legal adviser to confirm whether the replacement windows have a FENSA certificate.

You should ask your legal adviser to confirm whether the removed load bearing wall has received building regulation approval from the local council and advise on the implications.

H2 Guarantees

You should ask your legal adviser to confirm whether the replacement windows and/or doors are covered by a guarantee or warranty and advise on the implications.

You should ask your legal adviser to confirm whether the gas fired boiler benefits from a warranty or guarantee and advise on the implications.

H3 Other matters

I have been told by agent 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. They may have existed for some time and cannot be reasonably changed.

Risks

I1 Risks to the building

It should be noted that the property may have been founded up on shrinkable clay soils which have the propensity to heave with changing moisture and climatic changes. Therefore, although I can state that there was no evidence of subsidence at the time of inspection, I am unable to categorically state that the property will not be affected in the future.

I2 Risks to the grounds

According to our enquiries with the Environment Agency, the property is in an area which is at medium risk of surface water flooding. Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast.

I3 Risks to people

In some parts of the country, a naturally occurring and invisible radioactive gas called radon can build up in properties. In the worst cases, this can be a safety hazard.

This property is not in an area affected by radon.

I4 Other risks or hazards

Your Legal Advisor should check with the Local Authority to determine whether there are any proposals close by to develop, redevelop and/or change the use of buildings or land, which could affect you and your enjoyment of the property.

Access to the property is through a private road that is not maintained by the local council. This is in satisfactory condition. Your legal adviser should confirm this and advise you about the implications. The responsibility for private roads is usually shared between the people that use it.

J

Property valuation

Property valuation

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

In my opinion the market value on 31st December 2021 as inspected was:

£ 270,000

Two Hundred and Seventy Thousand Pounds

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

£ 180,000

One Hundred and Eighty Thousand Pounds

Tenure

Area of property (sq m)

Freehold

82

! Arriving at my valuation, I made the following assumptions:

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

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

Regarding legal matters, I have assumed that:

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

Property valuation

Reminder

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

Any additional assumptions relating to the valuation

Purpose of the valuation and method used:

In accordance with RICS Red Book guidelines an open market valuation has been conducted using the comparable method of valuation in order to create a capital value of the subject property.

Definition of market value:

The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties had each acted knowledgeable, prudently and without compulsion.

Comparable:

The comparable properties used to determine the market values are all freehold with similar accommodation, of similar age and are of a similar size, with reasonable adjustments having been made where necessary. Based on the location, size, type and condition of the property the asking price is considered to be very much on the upper end of the acceptable range.

The market in this area is steadily rising and there is reasonable demand for these types of properties.

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

Other considerations affecting value

The property is very close to a railway line which may make the property less desirable to some purchasers, naturally this can have a negative impact on the value.

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

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

K

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

1143826

Qualifications

BSc (Hons) MRICS

Company

London and County Surveyors Limited

Address

80 - 83 Long Lane, London, EC1A 9ET

Phone number

08001978821

Email

john@londonandcounty.com

Website

<https://www.londonandcounty.com/>

Property address

The House
The Street
The Town
AA1 7AB

Client's name

Mr John Smith

Date the report was produced

22nd April 2022

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

Signature

John

L

What to do now

Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive.

Getting quotations

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

You should also:

- ask them for references from people they have worked for;
- describe in writing exactly what you will want them to do; and
- get the contractors to put the 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 2 (survey and valuation) service and terms of engagement

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

The service

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

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

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

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

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

The inspection

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

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

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

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

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

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

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; 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. 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 areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended before making a legal commitment to purchase. Until these investigations are completed, the surveyor may not be able to provide you with a market valuation figure.

Dangerous materials, contamination and environmental issues

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

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

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

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 focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey and valuation) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

Condition ratings

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

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

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

Energy

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

Issues for legal advisers

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 significant defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey and valuation) report will identify and list the risks, and explain the nature of these problems.

The valuation

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

Market value

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

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

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

The surveyor assumes that:

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

Legal matters

The surveyor assumes that:

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

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

Reinstatement cost

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

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

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

Standard terms of engagement

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

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

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

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

4 Terms of payment – You agree to pay 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 for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

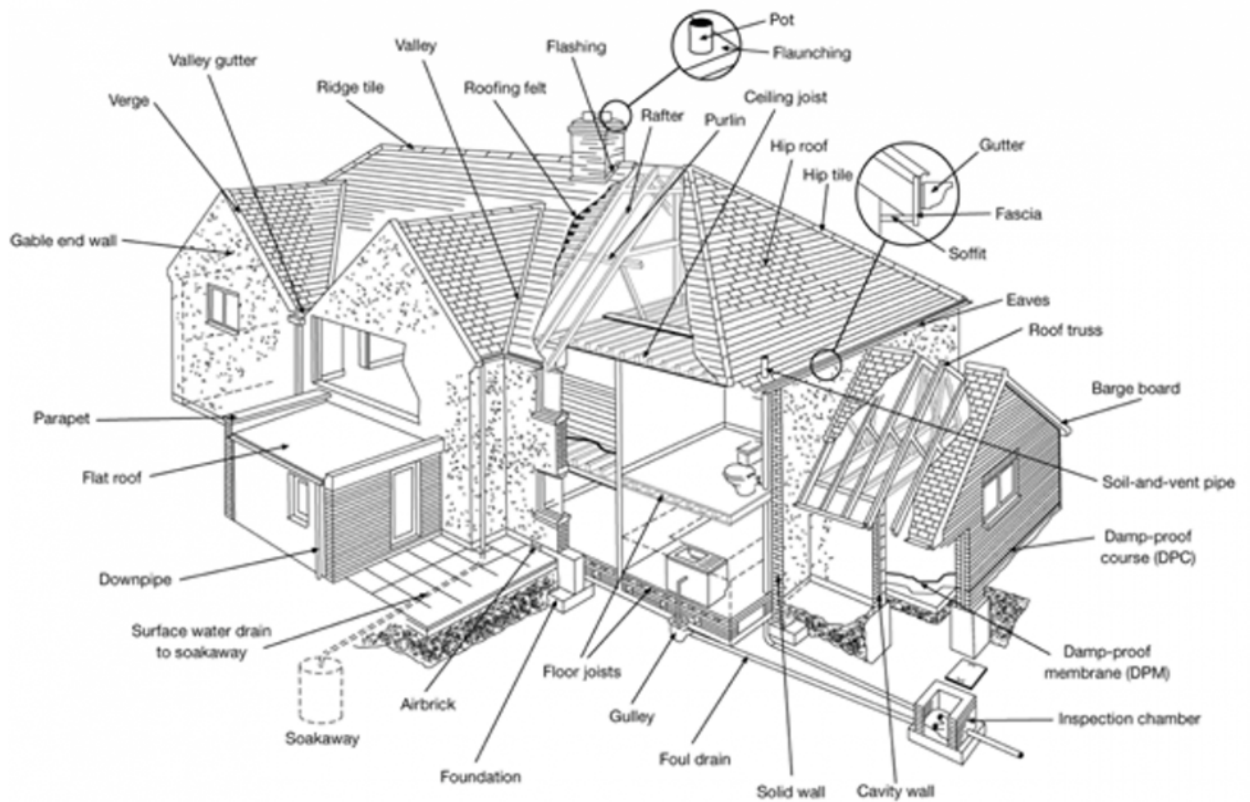
N

Typical house diagram

N

Typical house diagram

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



RICS disclaimer

You should know...

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Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

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