

Your survey report

Property address

EXAMPLE_GLOUCESTER

Client's name

Consultation date

23/10/2024

Inspection date

11/11/2024

Surveyor's RICS number

5022208

3

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A

About the inspection

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



About the survey

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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

 Reminder

Please refer to your **Terms and Conditions** received on the **23rd Oct 2024** for a full list of exclusions.



About the inspection

Surveyor's name

Matthew O'Farrell

Surveyor's RICS number

5022208

Company name

OFHAUS LTD

Date of the inspection

11th November 2024

Report reference

EXAMPLE

Related party disclosure

The inspection and subsequent report was carried out by Matthew O'Farrell MRICS BSc (Hons) Building Surveying. I am an independent Chartered Building Surveyor and I can confirm that there is no conflict of interest in relation to the report.

Full address and postcode of the property

Example
Gloucester

Weather conditions when the inspection took place

Dry and bright with scattered cloud. Air temperature recorded at 15 °C.

Status of the property when the inspection took place

Unoccupied but fully furnished.

B

Overall opinion

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

Important note

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

Condition ratings

Overall opinion of property

The property was found In a condition commensurate with its age and use, it was in a fair to good standard of repair and in good decorative order. The grounds were well cared for and looked after. Whilst there are one or two issues Pertaining to damp within the conservatory, And minor repairs required to the chimney stack and painted applied waterproof coating to the kitchen flat roof, we see no reasons for you not to proceed with the purchase of the property.

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'.

R

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
1	Obtain Gas Safe certification for the boiler (and hob if it exists).	
2	Request LABC (building control) certification for the kitchen extension.	
3	If it exists, obtain LABC certification for the extension built in the late 1990s.	
4	Request any Party Wall Act ect. 1996 agreements for the construction of the kitchen extension.	
5	Request the electrical certification for the kitchen extension and if it exists any applicable certification or testing for the remainder of the property.	

3

Elements that require urgent attention

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

Element no.	Element name	Comments (if applicable)
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D1	Chimney stacks	Install cowl to the chimney pot. Clear moss growth. Allow internal wall finishes to dry out prior to re-decoration.
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Condition ratings

2

Elements that require attention but are not serious or urgent

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

Element no.	Element name	Comments (if applicable)
D2	Roof coverings	Repaint surface to the kitchen GRP roof covering.
D3	Rainwater pipes and gutters	Redirect hallway downpipe discharge away from the building. Check for leaks to rainwater harvesting butts.
D5	Windows	Replace conservatory window seals.
D6	Outside doors	Request operational manual and guarantees for the garage roller shutter. Ease and adjust conservatory doors.
D7	Conservatory and porches	Removal or emptying of the water butt. Re-point external mortar. Consider emptying pond - check for leaks (or remove entirely).
E2	Ceilings	Consider over boarding lath and plaster ceilings along with filler and decoration to cosmetic cracking.
E3	Walls and partitions	Infill cracking to walls - albeit cosmetic. Note: no cost has been allowed for this.
E5	Fireplaces, chimney breasts and flues	Damp to bedroom 2 chimney breast, potential damp to the sitting room chimney breast.
E7	Woodwork	Consider replacing the draughty crittal door.
F1	Electricity	Request electrical testing certificate (if available) from the vendor - or consider early access to test prior to occupation.
F4	Heating	Short term: Request Gas Safe certification for the boiler. Medium term: Consider upgrade to an efficient condensing combination boiler.

F5	Water Heating	Employ competent plumber to assess immersion heater operation.
G3	Other grounds	Ensure repair responsibility for boundaries is confirmed via solicitors. Consider infilling the pond.



Elements with no current issues

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

Element no.	Element name	Comments (if applicable)
D4	Main walls	Not applicable.
D8	Other joinery and finishes	Not applicable.
E1	Roof structure	Make request (albeit unlikely available) for building control certification for the extension.
E4	Floors	Not applicable.
E6	Built-in fittings	Not applicable.
E8	Bathroom fittings	Not applicable.
E9	Other inside the property	Not applicable.
F2	Gas/oil	Not applicable.
F3	Water	Request a plumber gives the water supply pipe work a once over, this may be a short term measure prior to potential upgrade of the heating system.
F6	Drainage	Not applicable.
F7	Common Services	Check with BT the data supply rates available.
G1	Garage	Not applicable.
G2	Permanent buildings and other structures	Not applicable.



Elements not inspected

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

Element no.	Element name



Elements not applicable

Elements that have not been inspected.

Element no.	Element name
D9	Other outside the property

Condition ratings

Summary of repairs

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

Repairs	Cost Guidance (optional)
ESSENTIAL REPAIRS ONLY:	
Cowl install & moss growth removal to chimney. Includes access costs.	£600
Re-paint flat roof surface to the glass reinforced flat roof covering.	£2,400
Redirect hallway downpipe discharge away from the building to include French drain labour and materials.	£650
Replace conservatory window seals.	£400
Replace old system boiler and immersion water heater.	£5,000
Re-point conservatory wall. Remove water butt. Dry out room and redecorate wall.	£1000
Employ electrician to test electrical system (mindful of power sockets by damp wall). Undertake repairs as necessary.	£500
As interim necessity, request services of plumber to establish effective immersion and boiler operation.	£450
Sub-Total (excluding VAT)	£11,000
Total inc. VAT	<u>£13,200</u>

Further investigations

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

Ensure the roller shutter is fully operational. Request confirmation from the vendor and request operation manuals.

Ensure that the house is confirmed to be left with vacant possession. There are substantial costs associated with removal of furniture and unwanted possessions - particularly mindful of the items stored within the shed.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

Detached 4 bedroom property.

Approximate year the property was built

Mid 1930's (circa 1935).

Approximate year the property was extended

The property has appears to have been extended twice.

The first extension is to the left hand gable wall (if facing the front of the house), we believe this was built around 30 years ago and includes the downstairs WC.

A more recent extension using a flat roof system was constructed to extend the kitchen footprint and appears to have been built within the last 10 years.

Approximate year the property was converted

Not applicable.

Information relevant to flats and maisonettes

Not applicable.

Construction

The original property is of solid brick construction with a recently installed expanded Polystyrene (EPS) or Extruded Polystyrene (XPS) external wall insulation with what appears to be a silicate render. Roof construction is traditionally built using timber framing materials bitumen sarking felt and is made weather tight using flat concrete tiles.

The extension built in the 1990s is of cavity wall construction with internal concrete blocks the external wall construction is possibly of brick construction.

The more recently built kitchen extension is assumed to be built using a cavity wall construction with a glass reinforced roof covering that incorporates a large glazed lantern providing natural light into the kitchen.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Lower ground								
Ground	2			1	1	1	1	Garage
First		4	1					
Second								
Third								
Other								
Roof Space								

Means of escape

The property has several means of escape to ground floor, they include escape via the front door. Escape via the sliding kitchen door. An escape route via the Conservatory doors and there is a final escape route located to the rear of the garage. The first floor has windows that are large enough to accommodate escape, all windows provide suitable escape routes with the most obvious route for escape being via the flat roof over the kitchen and to the garden.



Energy efficiency

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

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

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

Energy efficiency rating

D (66)

Issues relating to the energy efficiency rating

The energy performance certificate describes the property as having cavity fill, however it is clear it is predominantly externally insulated. Whilst a minor discrepancy, the property clearly performs well in terms of its energy performance.

Main services

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



Gas



Electric



Water



Drainage

Central heating



Gas



Electric



Solid fuel



Oil

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

Non observed.

Other energy matters

The energy performance certificate advises 300mm of mineral wool insulation to the loft. The depth of fill was obscured by loft boarding. External wall insulation was approximately 50mm thick.

The property utilises a system boiler that provides hot water to wall hung radiators and to an underfloor heating system, all of which utilise heated hot water. The system boiler appears to be old and has had repairs undertaken to it that date back to 2003. To the first floor there is an electric immersion heater, these types of heating systems are dated and less energy efficient than modern condensing combination boilers. The energy performance certificate declares that hot water (showers, running water etc.) is heated from the main system. The energy performance certificate can be located here:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2138-1410-2094-5275>

Location and facilities

Grounds

The property has a largely lawned garden with mature borders lined with shrubs and ornamental planting. It appears to have been well loved and well cared for. The garden includes a pond that is located directly adjacent to the conservatory. The garden includes a composite decking that appeared to be in good condition. Its composite material being largely plastic, has prevented rot / degradation and appeared to be in good condition.

The property is bounded by several neighbours with various fence styles and large laurel and privet bushes. The garden will require significant maintenance as will the shared responsibility to keep boundary hedgerows under control.

Location

Lane is situated on the outskirts of C, a Cotswold market town. This area is characterised by a mix of residential properties, green spaces, and proximity to the town centre.

The surrounding land primarily consists of residential developments, including detached and semi-detached homes. The area features a blend of modern and period architecture, contributing to its charm. Nearby, you can find recreational spaces such as parks and walking paths, particularly along the nearby meadows and footpaths, which offer scenic views and outdoor activities.

B Lane connects to key roadways, including the main A roads, providing excellent access to major routes like the M4 and M5 motorways. This connectivity makes it convenient for commuting to nearby towns and cities. The lane itself is primarily residential, with limited traffic, enhancing the peaceful atmosphere of the neighbourhood.

Facilities

C town centre is approximately half a mile away, offering a variety of amenities, including shops, restaurants, and cultural attractions. The area is well-served by public transport, with bus routes and the nearest railway station providing rail access to larger cities.

Healthcare:

- **GP Surgeries:** Several GP practices are available, including C Health Group and D Health Group, both offering comprehensive medical services.
- **Dentists:** Local dental practices provide a range of services, ensuring residents have access to dental care - they include E Dental Practice & C Dental Practice

Libraries:

- **C Library:** Located a short distance from B Lane, this library offers a variety of resources, including books, digital media, and community programs.

Leisure Centres:

- **C Leisure Centre:** This facility features a swimming pool, gym, and various sports activities, catering to fitness enthusiasts and families alike.

Public Transport:

- **Bus Routes:** B Lane is well-connected by local bus services, providing easy access to C town centre and surrounding areas. Regular routes facilitate commuting and access to amenities.

Local environment

_____ Lane in C is influenced by several environmental factors that residents should be aware of. Flooding is a notable concern, as the area is classified with a medium flood risk, particularly during heavy rainfall events, which can lead to surface water accumulation.

Additionally, radon levels in the region should be monitored, as this naturally occurring gas can pose health risks if concentrations are high, although specific data for B Lane indicates it is generally within safe limits. Ground heave can also be a potential issue (as determined by information supplied by Groundsure Avista, especially in areas with clay soils that expand when wet and contract when dry, potentially affecting the stability of structures.

Ground heave at the property:

We have conducted a preliminary review of the document obtained from Groundsure Avista, which states that if a survey assessing ground instability has been performed at the property and no issues were identified, no further action is necessary. During our external inspection, we observed no signs of cracking in the render, which is a positive indicator of no ground movement. Internally, we found no evidence of cracking brickwork or blockwork within the loft, usually a sign of structural movement. While we did note some historic movement between solid brick and stud partitions, as detailed in the report, there was nothing to suggest that the property is susceptible to ground heave. Overall, the findings indicate a stable condition regarding ground-related issues.

Other local factors

Local Churches and Chancel Repair Obligations Near B Lane, C:

Within a five-mile radius of Lane, C, there are several local churches, including the parish church in C and St. Mary's Church in nearby S. Many of these churches are historic and may have chancel repair obligations under the Church of England's regulations, which can require local parishioners to contribute to the maintenance of the church's chancel. The likelihood of such obligations depends on the specific church's status and the local parish arrangements. It's advisable for property owners in the vicinity to check with the local parish or consult their property deeds to understand any potential liabilities related to chancel repairs, especially if the property is located near a church with historical significance.

D

Outside the property

Outside the property

Limitations on the inspection

The complete inspection of the left hand gable wall located within 2 Shepard's Way - the wall was held within private land and obscured by a large privet bush. Note that we called in to the neighbours property to request access but there was no answer.

Only a sample selection of windows were opened.

The garage roller shutter door did not appear to be operational.

D1 Chimney stacks

3

The property has a single chimney stack that now only serves the living room fireplace. The stack is built from solid brickwork with a central flue. The fireplace vents through a clay pot that is bedded in cement flashing. The flashing appears to be in good condition and enables water to run off the top of the stack. It would appear as though historic repairs have been undertaken to the stack that have included brick replacements and repointing to ensure the stack, flue and internal building fabric remains dry.

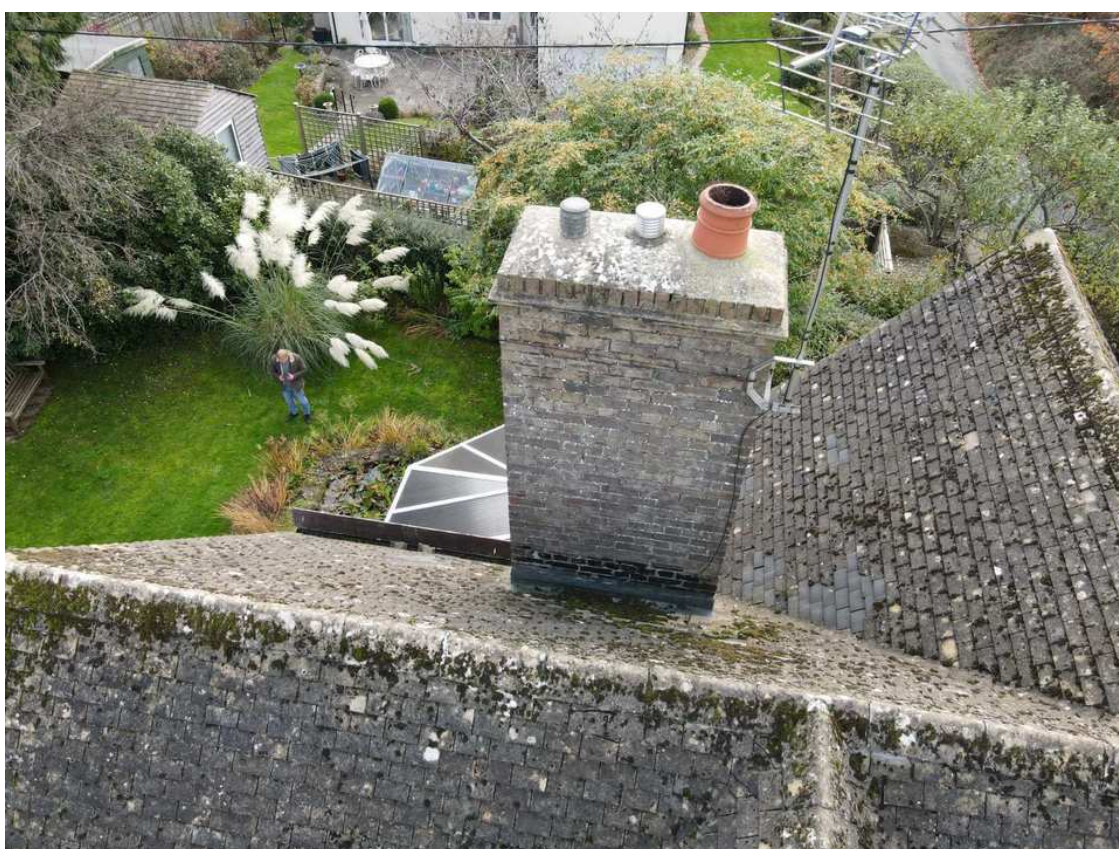
However, it is clear that rainwater is penetrating through the stack and is permeating in bedroom number 2, plaster finishes and chimney breast reveals were recorded as having raised/ damp moisture readings using an electronic damp meter.

On the balance of probability, gravity is drawing moisture down to the living room fireplace chimney breast reveals also, we could not inspect or test for damp because of furniture obscuring the wall. It is likely that the open chimney pot is allowing water to run inside the flue and to migrate back into the property, a simple cowl will prevent rainwater ingress.

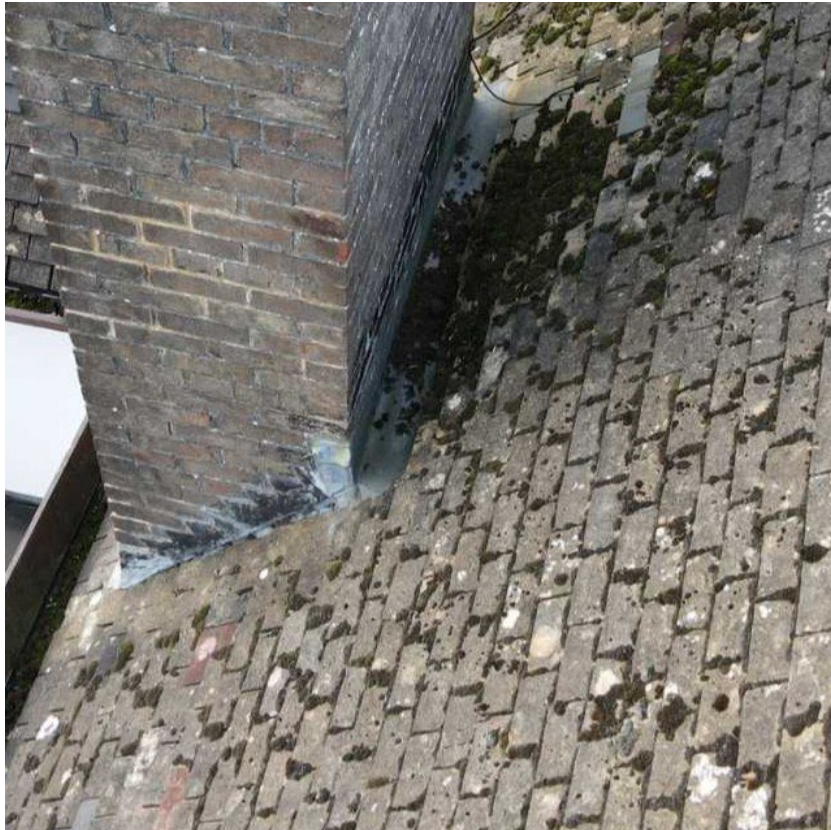
Additionally substantial moss growth to the rear of the stack at roof level can often draw moisture into the property via capillary action - it is advisable to clear the moss growth.



General view chimney stack.



General view rear of stack.



Moss growth.



Flue servicing living room and capped flues.



Damp to the chimney breast bedroom 2.



High moisture.



Potential for damp at the base of the fireplace.

D2 Roof coverings

2

Concrete tile roof covering:

The roof is covered using flat concrete tiles: These are the most common type of concrete tile, featuring a simple, flat surface. They are versatile and can be used in various architectural styles.

It is likely that when the extension to the left-hand gable was built the roof was re-covered using flat concrete tiles. The roof appeared to be in good condition, we saw no slipped or missing tiles. and within the loft void we saw no evidence of rainwater ingress.

Flat roof coverings:

The kitchen extension includes a flat roof with a glass reinforced (GRP) roof covering. Construction of the roof covering appears to be of good quality; falls to the roof were adequate and drain to perimeter guttering. We saw no evidence of blisters cracks or water ingress. However, the painted surface over the glass reinforced plastic has become embrittled as a result of ultraviolet degradation and we advise that it is repainted. The paint covering enables solar / ultraviolet radiation to reflect and to protect the waterproof glass fibre covering from embrittlement. Polyurethane coatings are highly recommended due to their flexibility and resistance to weathering, making them ideal for restoring and protecting GRP surfaces.

There is a small flat roof covering over the downstairs bathroom, it appeared to be in a good condition with no obvious defects.



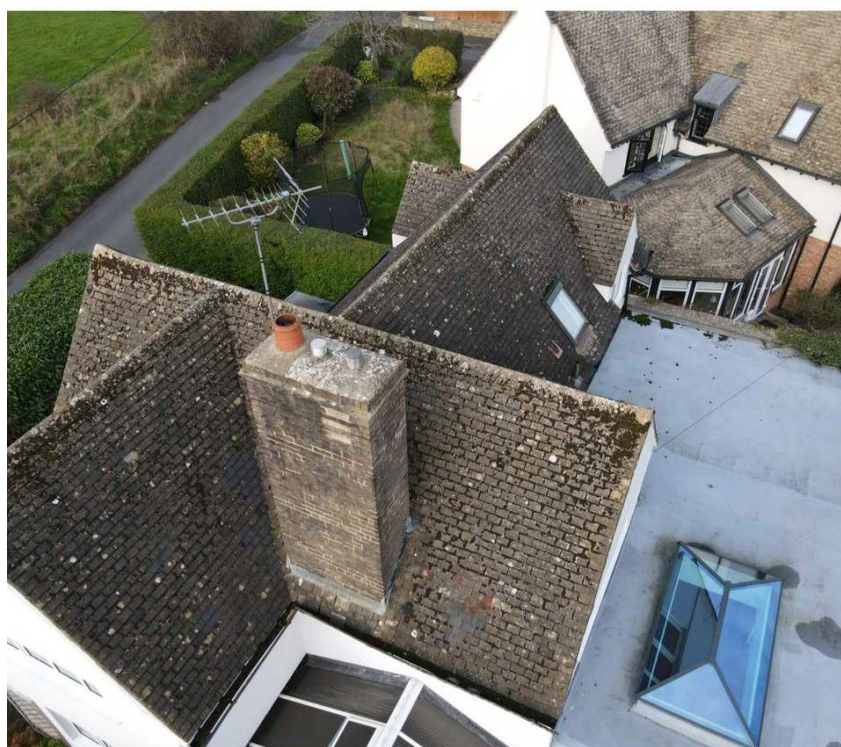
General view.



The left hand gable view of the roof.



Zoom out: left hand gable.



Right hand gable, and chimney stack.



General View flat roof.



Embrittlement to painted surface.



GRP exposed below paint.



Ground floor toilet roof.

D3 Rainwater pipes and gutters

2

The PVCu guttering is in good condition, showing no signs of damage and remaining free of debris, which is essential for effective water management. However, there are issues with the hallway downpipe, which discharges directly to the ground, contributing to dampness inside the property. Additionally, the downpipe connected to the rainwater harvesting system is overflowing and may be leaking, leading to moisture problems in the conservatory and other areas.

To address these issues, it is recommended that the downpipe be fitted with a shoe extension that extends at least 1 meter from the property. This will help direct water away from the foundation. Furthermore, creating a gravel French drain or an appropriate drainage discharge route to the ground will effectively manage rainwater runoff, preventing it from pooling near the building and mitigating dampness issues. Implementing these changes will enhance the drainage system's efficiency and protect the property from moisture-related damage.



Falls and gutters to flat roof.



PVCu guttering across the roof.



Generally clear guttering.



Downpipe adjacent to Hall.



Downpipes leading to rainwater harvesting.



Hallway damp by front door.

D4 Main walls

1

The property features solid brick walls complemented by a cavity wall extension, the external walls have been insulated using either Expanded Polystyrene (EPS) or Extruded Polystyrene (XPS). This insulation was likely installed potentially at the same time as the left-hand side extension approximately 30 years ago. The exterior is finished with silicate render, which exhibits no signs of cracking, indicating that there has been no structural movement or any signs of heave affecting the building.

If ground heave were a concern, one would expect to see visible and ongoing cracks, which are typically symptomatic of progressive movement.

The absence of such cracks suggests that the structure is stable. Furthermore, the render and insulation have been applied to an exceptional standard, with meticulous detailing around complex areas of the roof and brickwork, ensuring effective weatherproofing and thermal performance. This careful installation contributes to the overall integrity and durability of the property.



Front elevation.



View of front elevation extension.



Front elevation right hand side.



Right hand side corner.



Conservatory elevation.



Kitchen extension elevation.



Polystyrene (EPS) or Extruded Polystyrene (XPS).



No access to wall left hand side.

The property features fully double glazed PVCu windows in both the main building extension kitchen and the conservatory. Upon inspection, these windows were largely found to be in good condition, with no signs of internal misting, which is a positive indicator of their performance. Given that the property was empty, we would typically expect to see some condensation; however, this was not observed, suggesting effective sealing and insulation.

However, it is important to note that the conservatory windows exhibited evidence of gasket seals that have shrunk, which may compromise their thermal efficiency. This shrinkage can lead to potential drafts and reduced insulation performance, making it advisable to consider replacing or repairing these seals to enhance energy efficiency. Overall, while the main windows are performing well, addressing the issues with the conservatory windows will help maintain the comfort and energy efficiency of the property.

Finally the kitchen has an aluminium framed, double glazed roof lantern. Both internally and externally we found no evidence or areas for water ingress and the unit appeared to be a well installed, with good attention to detail around the roof upstands.



Windows general view.



Windows general view.



Windows to main building.



Upper floor windows.



Full complement of keys.



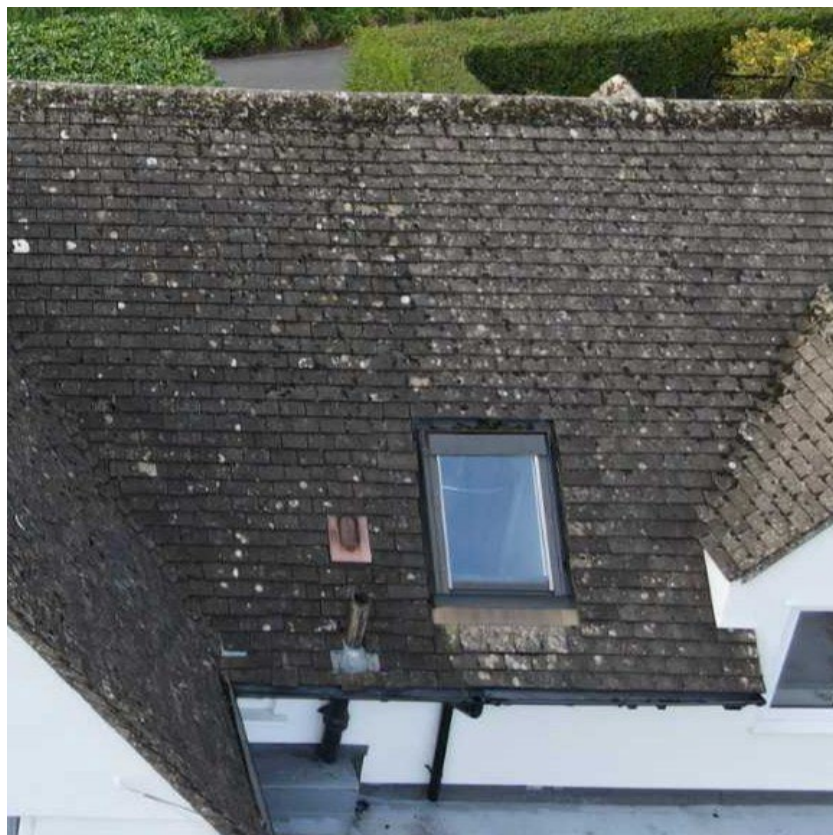
Conservatory Windows: Shrunk seals.



Roof lantern.



Velux to bathroom



External Velux view.

D6 Outside doors (including patio doors)

2

The property includes doors that and constructed using a variety of different materials:

Front door: It is of solid oak construction includes a 5 litre mortice lock and top night latch. The door operated as expected and did not catch. It is a sturdy and solid door which would satisfy insurance provisions.

Conservatory doors: The Conservatory doors incorporate two double opening door units made of PVCu. One of the door leaves has a key operated bolt which anchors into the floor with the other door leaf , a series of multipoint locks engage the adjacent door leaf. The door was stiff to open and caught slightly on the bottom lock keep. As an advisory measure we recommend the door is eased and adjusted

Sliding kitchen patio door: Constructed using aluminium, fully double glazed. The door operated smoothly, however as a small critique the draught proofing gasket to the base of the door has dislodged and would benefit from resetting into the door.

Garage roller shutter door: The garage benefits from an automated roller shutter door we attempted to operate the door however its operation was not fully understood. The control panel registered. red when touched. The vendor or vendor's representatives should provide operation manuals and guarantees for the installation of the unit.



Solid oak front door.



5 Lever mortice lock.



Conservatory doors.



Conservatory doors catch to base.



Kitchen door.



Smooth operation good locking mechanism.



Stable door from garage to garden.



Garage roller shutter door.



Inoperable at time of inspection.



Gasket to sliding patio door.

D7 Conservatory and porches

2

The conservatory features low-level perimeter brickwork and a concrete ground slab with an integrated damp proof membrane. It is framed using PVCu material and includes fully double glazed window panes, along with double sheet polycarbonate roof panels. The ceiling is enhanced with well-integrated and aesthetically pleasing solar blinds, contributing to both functionality and style.

However, there are significant concerns regarding dampness to the internal plaster finishes of the low-level brickwork facing wall. While the damp has not migrated elsewhere into the house, the damp is likely caused by several factors:

- the proximity of a pond, which may allow for capillary action drawing moisture into the conservatory;
- a leaky rainwater harvesting water butt that enables water penetration;
- and most likely failed lime mortar jointing to the external face of the low level perimeter brick wall.

Recommendations:

To address these issues, it is crucial to either remove or make watertight the rainwater harvesting water butt. Additionally, it is important to break out and completely repoint all low-level brickwork in the conservatory using medium-strength cement mortar. Allow the walls to dry out, ideally utilising an industrial dehumidifier to expedite the process. If dampness persists, consider emptying the pond and ensuring that there are no cuts or leaks in its lining, preventing further moisture from permeating back into the conservatory - or worst case, infill the pond.

Taking these steps will help restore the integrity and comfort of the space.



General view.



Framing and blinds: general view.



Damp internal perimeter walls.



High moisture reading.



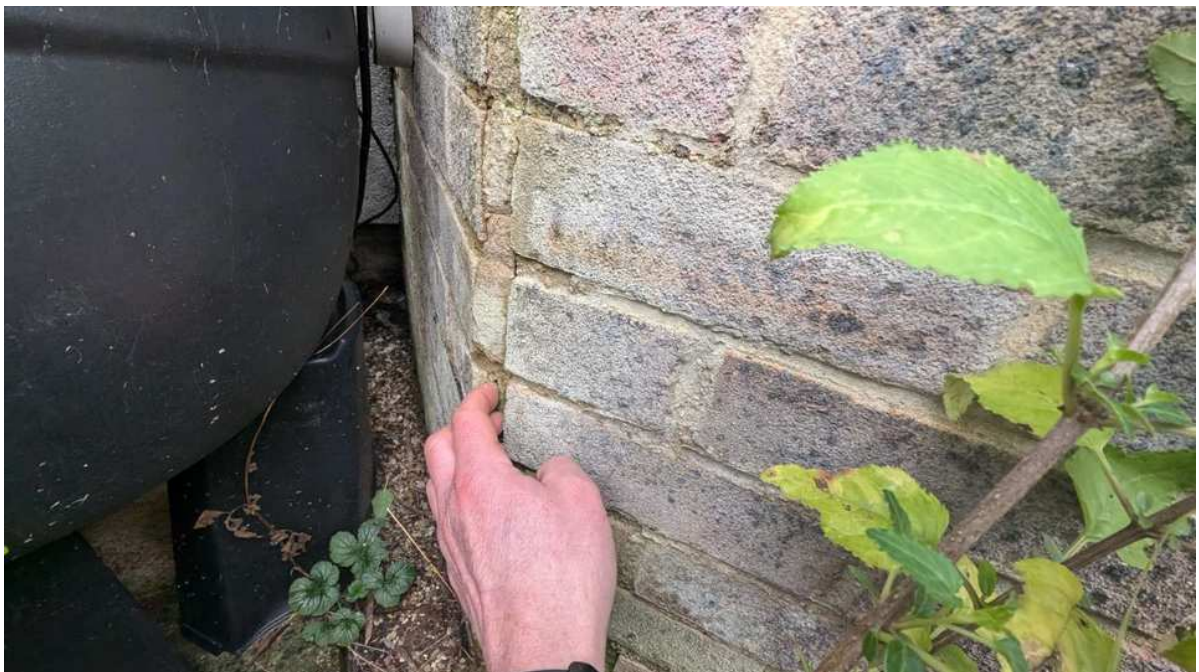
Proximity of pond.



Proximity of leaky rainwater harvester.



Failed cement jointing.



Failed cement jointing.

D8 Other joinery and finishes

1

The exposed rafter shoes at the eaves levels are in satisfactory condition, kept in good decorative condition they show no signs of decay or rot. Their well-maintained appearance indicates that they have been properly cared for, contributing to the overall aesthetic of the structure while ensuring structural integrity.

Above the conservatory roof, a corner snow guard is installed, serving a crucial function in preventing ice and snow from sliding off onto the conservatory below. This feature is often overlooked, but it plays an essential role in protecting the conservatory from potential damage caused by falling snow and ice. By retaining snow on the roof, the guard helps to manage the load and reduces the risk of sudden, heavy falls that could compromise the conservatory's structure. Its presence is a practical solution that enhances safety and longevity, making it an important aspect of the roofing system.



Exposed rafter shoes and snow guard.

D9 Other

NA

Not applicable.

E

Inside the property

Inside the property

Limitations on the inspection

Only a random proportion of store cupboards, service cupboards, kitchen cupboards and bathroom cabinets were inspected.

E1 Roof structure

1

The property features a complex roof structure comprising rafters and purlins, with a series of deep hip rafters extending to the structural walls. This design effectively creates an open loft space, enhancing the overall usability of the area. Upon inspection, the rafters, purlins, and hip rafters all appeared dry, as confirmed by testing with an electronic damp meter. The bituminous sarking felt was well laid, and there were no signs of active roof leaks within the loft void, indicating effective waterproofing.

The exposed brick and blockwork within the loft were free from cracking, further evidencing the unlikely effects of ground heave on the property.

However, the insulation was obscured due to boarding within the loft, making it difficult to assess its condition directly. The loft space also houses a complex array of audio-visual and television aerial equipment, ensuring that most rooms have access to coax cabling for entertainment purposes. Access to the loft is via a pull-down ladder located adjacent to bedroom number one, providing convenient entry while maintaining the aesthetic integrity of the living space.

Finally we note that the extension roof was constructed with a purlin that appears to have been bolted onto the existing purlin. It was difficult to see how the purlin is fixed and whilst does not necessarily appear to be a well crafted installation, it appears to be performing.

If any building control certification exists for the extension, it should be requested.



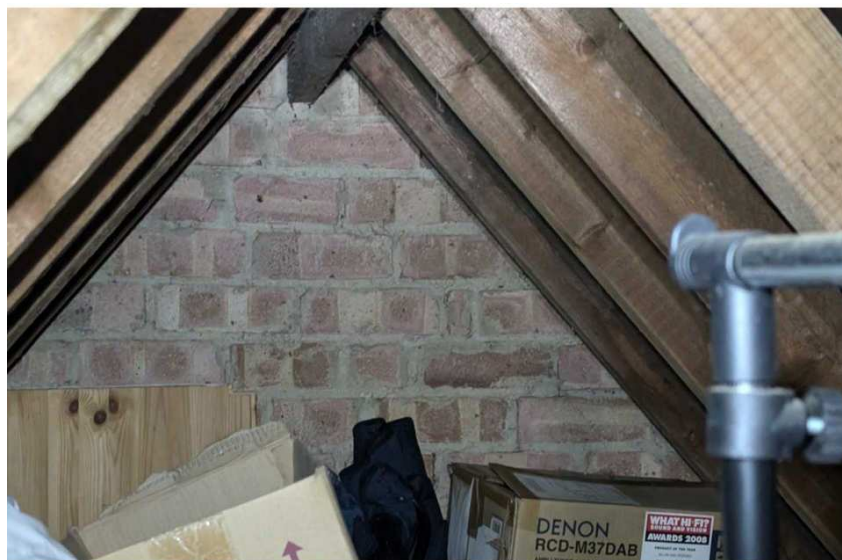
Roof space over bedroom 1.



Roof space over bedroom 2.



Roof space facing the extension.



Solid brickwork free from cracking.



Blockwork free from cracking.



Purlin to extension rafters.



Existing rafter and purlin formation.



Roofing Timbers : acceptable moisture level.

Cracking through the plaster finishes was evident on the ceilings that constitute the majority of the original build of the property. However, we do not believe this cracking is structural in nature; rather, it is likely due to the ceilings being formed using lath and plaster, which are prone to drying out and cracking over time.

In contrast, the ceilings in the kitchen and bedroom 3. are constructed with plasterboard and gypsum plaster skims, which are far more flexible, forgiving and less susceptible to such cracks, and notably, these ceilings are free from any visible damage.

Some evidence of shrinkage in the gypsum plaster finishes was observed in the dining room area, where hairline cracks were present. Again, these cracks appear to be more related to shrinkage rather than structural issues. It's important to note that if ground heave or progressive movement were a concern, we would expect to see corresponding cracking in the external render, which is not the case here.

For remediation, it is feasible to directly fix plasterboard over the existing lath and plaster ceilings, followed by plaster skim and decorating. Additionally, filler and paint can be applied to conceal any cosmetic cracking. Nonetheless, it is advisable to continue monitoring these cracks to ensure they do not develop further.



General view living room.



Hairline cracking to ceiling.



Ceiling plaster shrinkage dining room.



Hallway ceiling crack.



Gypsum plastered ceiling free from cracking.



Gypsum plastered ceiling free from cracking.

Cracking is predominantly observed between the solid brick walls and the stud walls, where differential movement has led to a rate of expansion between the differing building materials, resulting in cosmetic cracking. Importantly, these cracks are not structural in nature. They arise from the way the ridge rafters are seated onto the solid brick walls, combined with the use of stud walling during the construction phase, likely implemented to economise on costs.

The cracking observed between the extension and the original part of the property is believed to be a straightforward consequence of settlement / shrinkage rather than indicative of progressive structural instability or movement. This type of cracking is common in buildings where different materials interact, and while it may be visually concerning, it does not suggest any significant underlying issues. Regular monitoring of these cracks is advisable to ensure they remain stable over time. Renovation of the finishes would clearly resolve the issues, if you plan not to undertake extensive works then its recommended that a plasterer rakes cracks out to form much larger apertures and the cracks are feathered in with a gypsum plaster finish.

Specific advice related to determining structural walling:

As part of your instructions, we assessed whether the wall between bedroom 4. and bedroom 1. is structural. We found that the wall is largely stud work formation. The rafters rest on the structural brickwork either side which supports the roof structure, with stud walling below that does not require support. While the brickwork supporting the ridge rafters must remain intact, it is feasible to completely open the wall between the two rooms.

Works:

To proceed with transforming bedroom 4. into a usable ensuite or partial bathroom area, the following steps are necessary:

1. **Break Open Stud Work:** Carefully remove the stud work between the brickwork, ensuring to empty any boarding and Rockwool insulation from the loft space.
2. **Retain or Trim Joists:** Assess the existing joists; retain them where necessary, or trim them back as needed to accommodate the new layout.
3. **Create New Stud Wall:** Construct a new stud wall to define the space, including a door opening and frame if required. Alternatively, consider creating an open space that seamlessly integrates into the new room.
4. **Modify Existing Door:** If applicable, remove the existing door to bedroom four and close the opening using stud work and plaster finishes to maintain a cohesive look.

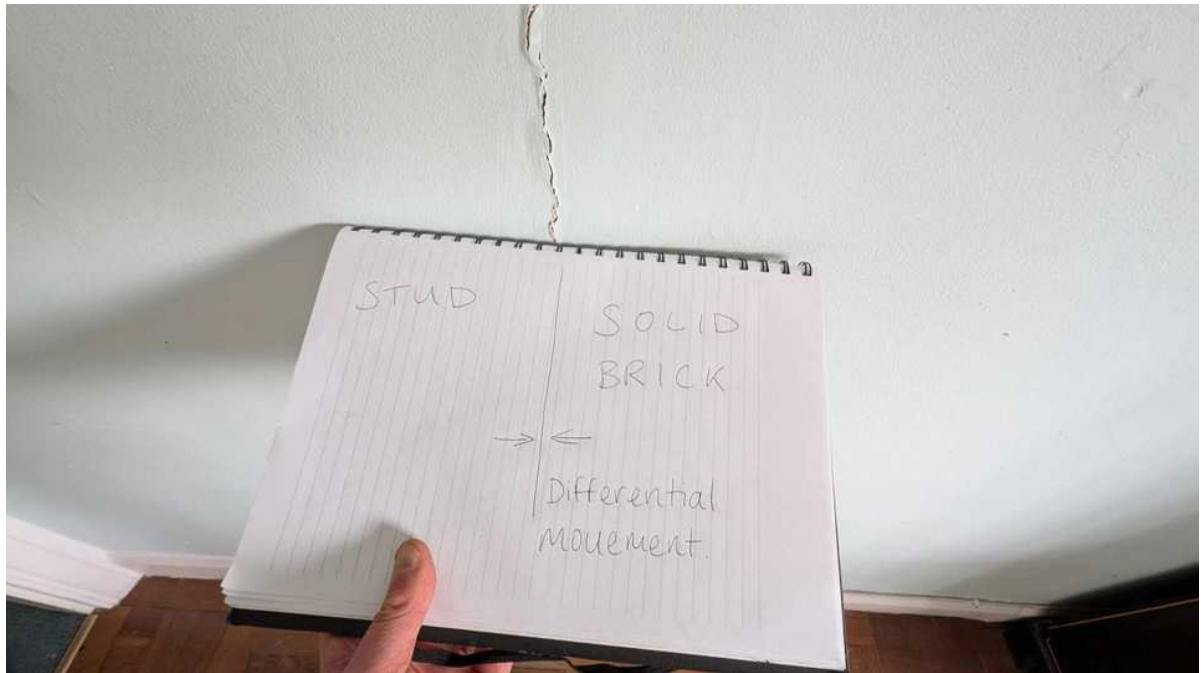
These steps will help facilitate the transformation while ensuring structural integrity and aesthetic appeal.



Bed 1.



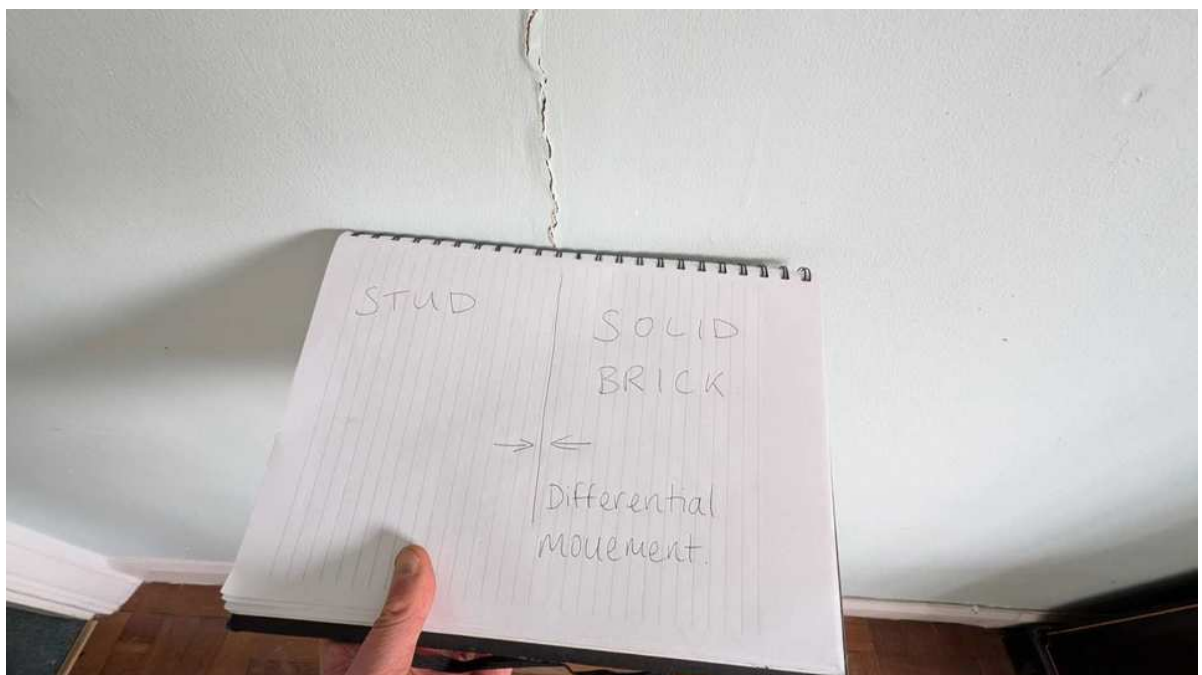
Cracking between solid wall and stud wall.

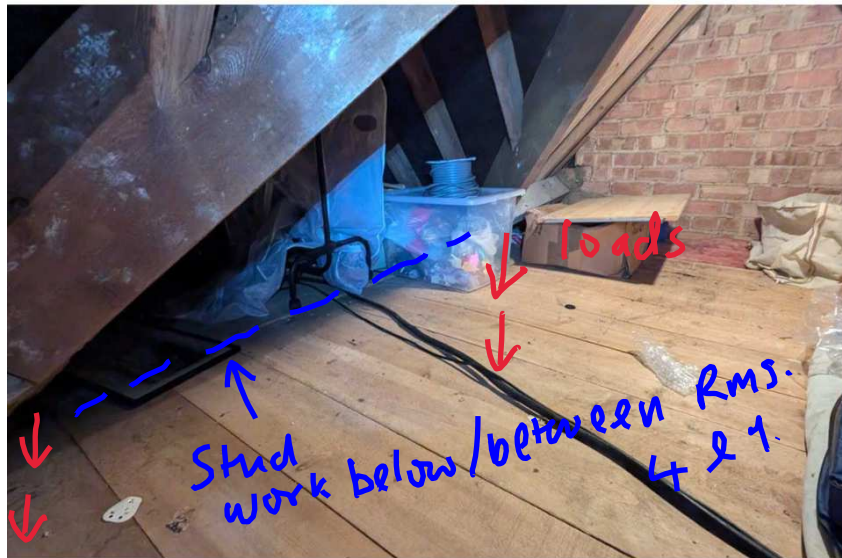


Cracking between original build and extension.

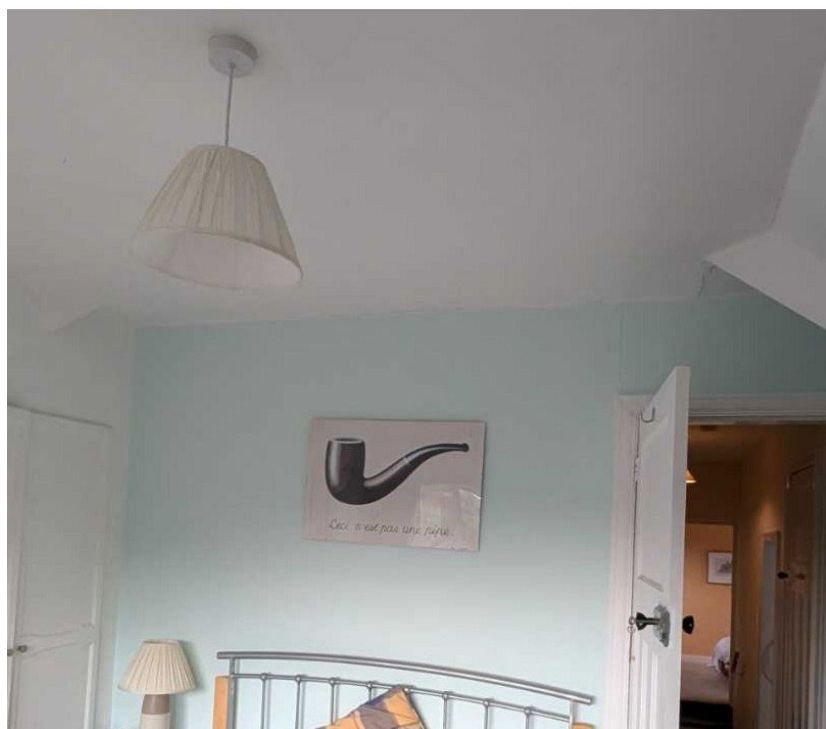


Cracking between original build and extension.





Note position of the ridge rafters



Ridge rafter positions to bed 1.



Bed 4. opening width.

E4 Floors

1

The living room and hallway floors are suspended timber floors, which are in good condition with no signs of flex or sponginess.

To the kitchen, dining room, and conservatory, the floors are constructed using solid concrete with laminate flooring and ceramic tiling to the conservatory. During the inspection, these floors felt solid and showed no sign of defect.

The utility room, garage, and the exit to the garden also have exposed solid concrete flooring, which is practical for these functional spaces.

To the upper floor, including the bedrooms, the floor is of suspended timber construction, with rolled carpet floor coverings. The bathroom also has a suspended timber floor, finished with a laminate covering which is easy to clean. Overall, the floor finishes throughout the property are functional and well-maintained.



Hallway.



Sitting room.



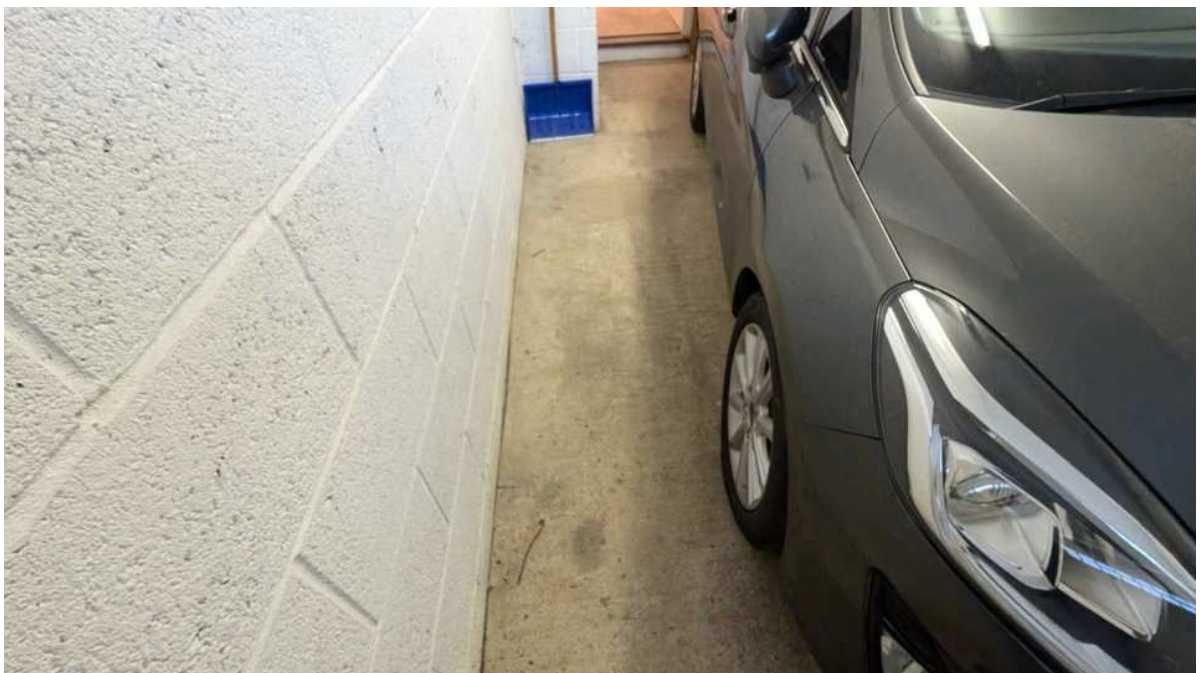
Kitchen.



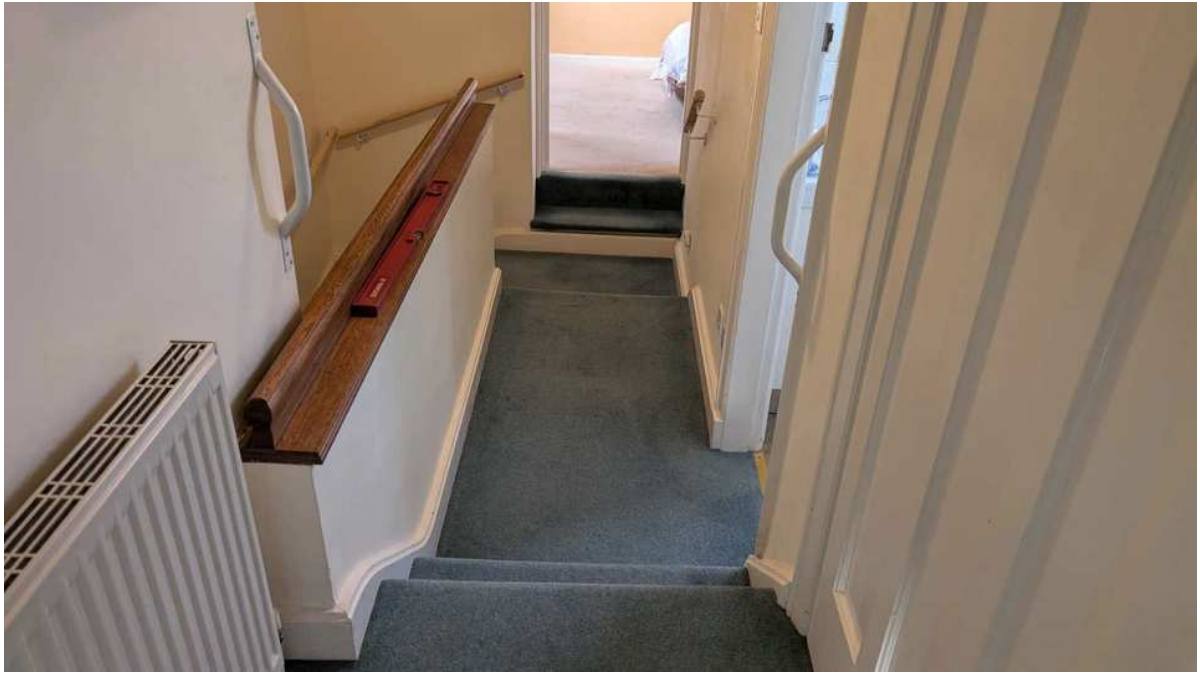
Utility.



Conservatory.



Garage



Landing & hallway.



Bedrooms



Bathroom.

E5 Fireplaces, chimney breasts and flues

2

The brick-built chimney stack has an open pot at the top, which unfortunately maybe allowing water to penetrate down the flue to ground level, affecting bedroom number 2, with moisture visible to the chimney breast. The sitting room chimney breast is likely damp as well, but it's obscured by storage units, preventing a thorough inspection.

It's important to note that the fireplace appears to be a working unit, with solid fuel being burned. Evidence of this can be found in the wood store located within the garage. Given the use of the fireplace, it would be wise to request from the vendor proof that the chimneys are regularly swept to ensure safe operation.

Additionally, we recommend asking your solicitors to verify whether this area of C is designated as a smokeless zone, as this could impact the use of the fireplace.

Plaster finishes to bedroom number 2 and the sitting room appear to be in reasonable condition despite damp staining and bubbled decorations. Use of a dehumidifier to dry the room out once the chimney pot has been capped it should be sufficient. Nonetheless redecoration will be required.



Bedroom 2. damp chimney breast.



Sitting room open fireplace.



Damp smell to room - damp behind storage units.



Wood store.

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

1

The contemporary kitchen boasts high-quality cabinetry, including both base and wall-hanging cupboards, all finished with a multi-tonal, dark metallic & copper 'compact' laminate worktop. Installed within the last decade, this kitchen remains in excellent, serviceable condition, combining modern aesthetics with functionality. The sleek design and durable materials create a welcoming space for cooking and entertaining.

Adjacent to the kitchen, the utility room features a possibly original 1950s Hygiena-style kitchen, offering a nostalgic glimpse into the property's original layout. The preserved kitchen window in the wall adds character, and throughout the property, remnants of the original construction can be spotted in various locations, providing an interesting historical context for those who take the time to look closely. This blend of contemporary and vintage elements creates a distinctive atmosphere that reflects both the home's history and its modern updates.



Recently fitted out kitchen.



Recently fitted out kitchen.



Dining area forming part of the kitchen.



Kitchen dating back to the 1950s.

E7 Woodwork (for example, staircase joinery)

2

The timber stairwell is sturdy and robust, showing no signs of loose or defective treads and risers. It feels solid underfoot, providing a reliable means of access between floors.

Throughout the property, the doors are all matching decorative solid panelled doors, appearing to be original to the property. Each door has metal sphere doorknobs.

Additionally, there are several examples of ornate joinery throughout the home, all found to be in satisfactory condition.

The original crittall metal multilight door once provided access to the garden before the conservatory was built. However, it no longer fits properly within the aperture, catching on the carpet and allowing drafts to enter. To mitigate this, a large hinged secondary glazed panel has been added, but this solution is cumbersome and difficult to lock.

While the crittall door is a unique piece of the home's history, its practicality is questionable. Given its current state, it might be best to consider replacing it with a purpose-built plastic or aluminium-framed door. A new door that opens toward the window, rather than into the sitting room, would enhance functionality and improve the overall comfort of the space.



Timber formed stairwell.



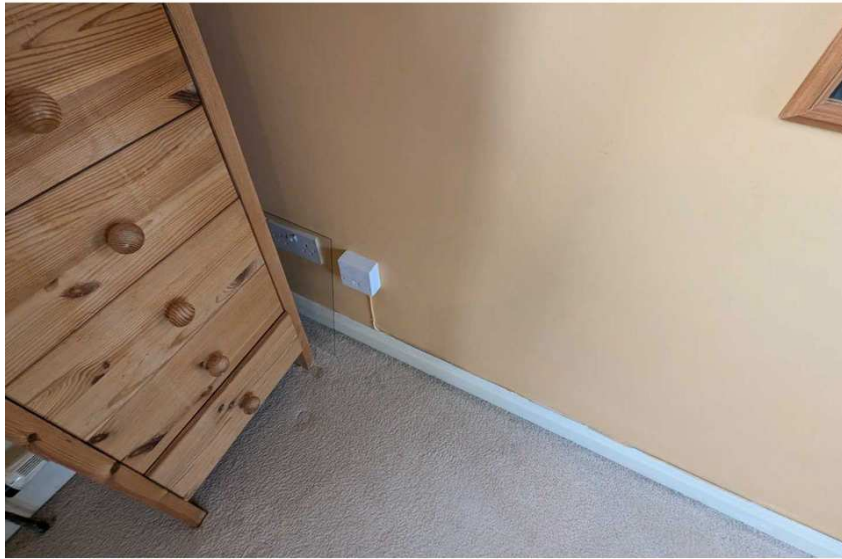
Matching decorative panelled doors.



Matching decorative panelled doors.



Timber joinery.



Low profile skirtings.



Draughty crittal door.



Secondary glazing is cumbersome.



The lock is awkward to operate.

E8 Bathroom fittings

1

The downstairs toilet is small yet practical, found in satisfactory and serviceable condition. All fittings are operating as expected, making it a convenient option for guests and daily use.

On the first floor, the bathroom is well-fitted and functional, featuring a walk-in shower enclosure, a bath, a WC, and a ceramic sink with a pedestal. Everything in this space is also in serviceable and satisfactory condition, providing a comfortable and efficient bathroom experience. Overall, both facilities are well-maintained and meet the needs of the household effectively.



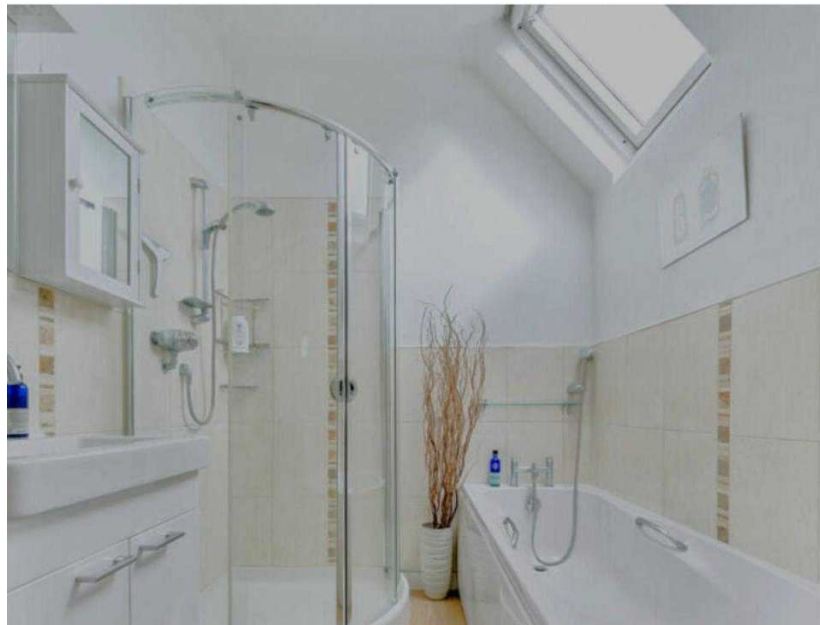
Downstairs toilet.



Downstairs toilet.



Bathroom shower enclosure.



General view.

The pantry area was found. in a dry and serviceable condition with no obvious defects identified.



Pantry within utility.

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

Drainage covers were lifted where accessible and runs were visually inspected only.

The main service installations within this property have been the subject of a purely visual inspection where access was possible and have not been tested, save for: Running of taps, flushing toilets and turning light switches on and off.

Safety warning for F1 Electricity: *Electrical Safety First recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact Electrical Safety First.*

F1 Electricity

2

The property has a single-phase electrical supply, with distribution boards located in the garage, alongside what appears to be a smart meter. A visual inspection of the power supplies throughout the house indicates that they are operating as expected. For instance, batteries for surveying equipment were charged in the kitchen, suggesting that the electrical supply is adequate for everyday needs.

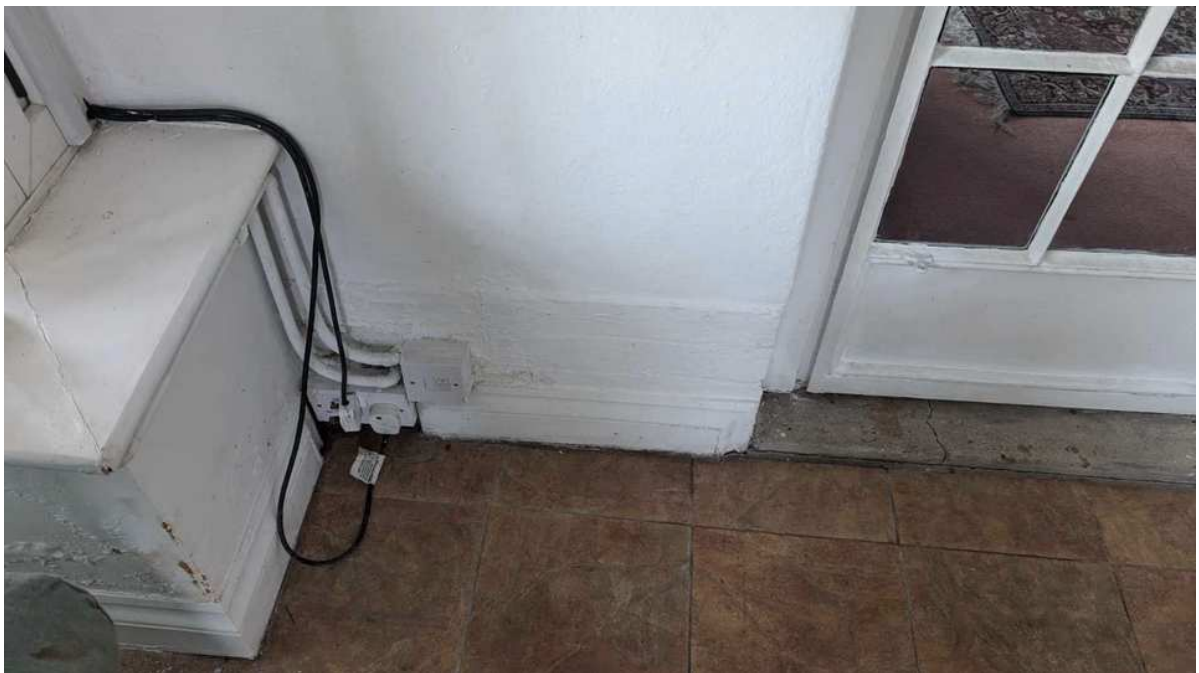
However, we did notice a low-level socket fixed to the damp wall of the conservatory, which may present an electrical safety hazard.

It's important to note that we cannot confirm the electrical system's satisfactory condition without an up-to-date fixed wire certificate. A wiring certificate should be available for electrical installations for the kitchen extension, and further testing to the remainder of the houses electrical system may be available.

We recommend requesting electrical test certificates from the vendor. If it's not available, consider obtaining your own fixed wire certificate ASAP, and be prepared to address any C1, C2, or C3 defects that may be identified during the electrical testing. This proactive approach will help ensure the safety and reliability of the electrical system in your new home.



Lighting throughout worked.



The power socket to damp wall.



Distribution board and meter.



Access obscured by vehicle.



Equipment charged effectively.

Safety warning for F2 Gas/oil: All gas and oil appliances and equipment should regularly be 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.

F2 Gas/oil

1

The property features a newly installed Uniflo gas meter, likely measuring gas in cubic meters. To get the latest reading for your energy supplier, simply press the A button. The gas meter supplies the kitchen hob and the system boiler, with the underfloor heating in the kitchen active during the inspection, indicating gas usage. Therefore, taking a meter reading at this time seemed unnecessary.

The installation appears in fair order with no significant defects evident. However, as much is hidden from view and as such systems require specialist knowledge, we are unable to advise on its serviceability or safety. Note we found a gas hob within the kitchen, your gas safe engineer should undertake a gas safety on this appliance



Gas Meter.



Meter box, corridor to garden.

The property has a metered water supply, with the meter located on the highway before the front drive. Good mains pressure was observed in the kitchen sink, utility sink, downstairs WC, bathroom, and shower.

However, the shower produced loud hydraulic 'thumps', suggesting possible hydraulic hammer, possibly due to water being drawn from the immersion tank, which may have been drained. A plumber could provide further advice on this issue. The stop tap is located below the kitchen sink.



Water meter, front drive.



Utility.



Kitchen.



Downstairs WC.



Bathroom.



Stop tap.



Hydraulic hammer noise.

The property has a Valent system boiler, which differs from a combination boiler as it only heats one source, typically radiators. This boiler uses gas to heat wet system radiators throughout the house and an underfloor heating system in the kitchen, which appears well-installed with its manifold and controls in the kitchen/dining area.

However, the boiler is at least 30 years old and has undergone numerous repairs over the last 20 years, indicating it may be nearing the end of its serviceable life. It also requires a separate immersion heater for hot water. Upgrading to a new combination boiler would be beneficial, providing adequate output for both the underfloor heating and radiators, as well as hot water.

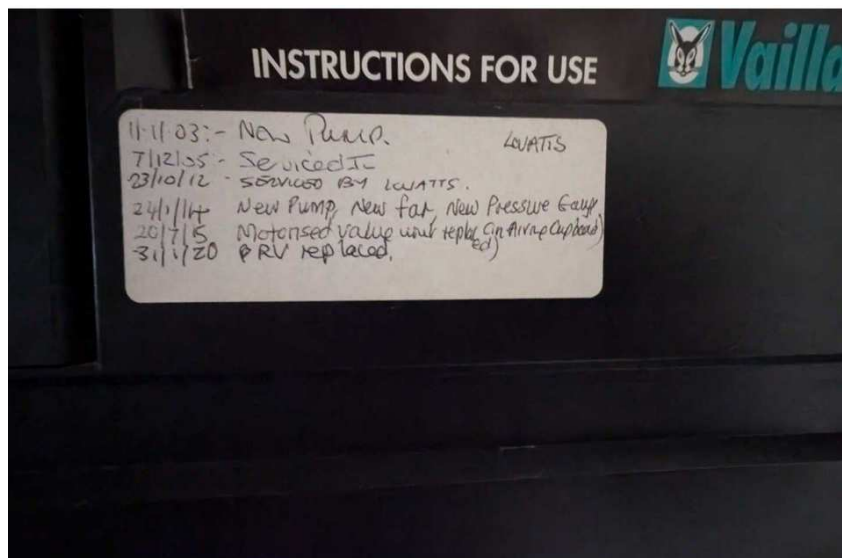
Currently, the system includes thermostatic valves on all radiators and independent controls for upstairs and downstairs which is a positive. If you choose to keep the existing system, it's advisable to obtain a Gas Safe certificate from the vendor and hire a qualified plumber to ensure the service pipework and immersion heater are functioning effectively.



Boiler in garage corridor.



The boiler appears to be an old installation.



Numerous repairs completed over the last 20 years.



Underfloor heating controls and manifold.



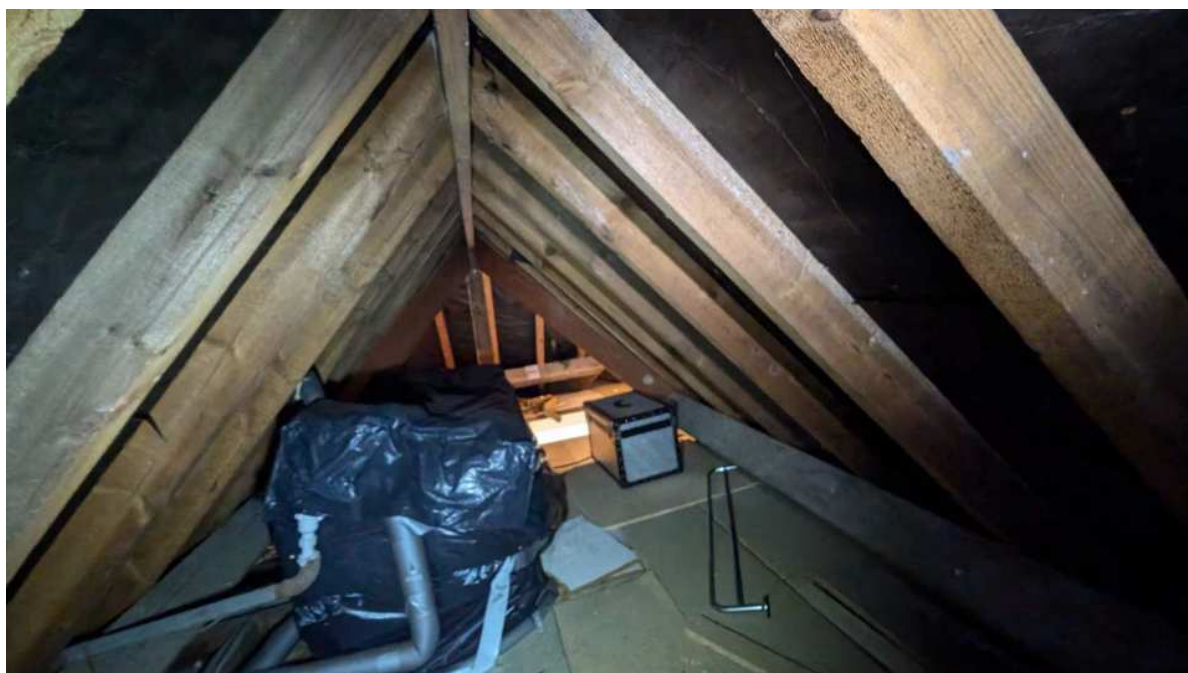
Full thermostatic control to radiators.

Water heating is provided by an electric immersion heater, with a gravity feed from a water tank located in the loft. While the energy performance certificate rates this system as good, we are sceptical due to the age of the installation, which may lack the insulation efficiency of modern systems. A condensing combination boiler would be more energy-efficient, as it reuses gases and relies on a single energy source.

At the time of inspection, the immersion heater was turned off, and no hot water output was observed when the taps were run. This likely contributed to the hydraulic hammer heard from the shower, possibly due to the immersion being drained. We recommend hiring a competent plumber to assess and potentially overhaul the water heating system in the short term, with attention paid to the potential presence of legionella disease often associated with still water (loft water tank).



Immersion - upstairs storage room.



Water tank to the loft.

F6 Drainage

1

It is assumed the system is on a combined drainage run (foul and surface water).

The downstairs and bathroom toilets were flushed to test drainage, and both drained as expected. In the front drive, there are two access covers for the drainage channels: one plastic and one steel. Both were lifted and found to be wet from the flushing. No issues were identified during the inspection.



Downstairs WC.



Bathroom toilet.



Drainage channel 1.



Drainage channel 2.



Drainage channel 2.



Drainage channel 1.

F7 Common Services

1

The loft has a complex coaxial setup for television access in various rooms, and the property benefits from an BT Openreach connection. However, the rooms currently have Ethernet connections. While the property is well-equipped for data and media needs, a simple router could render many Ethernet connections unnecessary.

It's advisable to check with BT to ensure the supply capacity meets your requirements.



Coax setup to most rooms in the house



TV outputs and BT ethernet connections.

G

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

G

Grounds (including shared areas for flats)

Limitations on the inspection

The full extent of the garage floor as a vehicle obscured complete inspection.

G1 Garage

1

The garage, part of a late 1990s extension, features internal blockwork walls and a solid concrete floor with a damp proof membrane. It includes an electrically operated roller shutter door and houses all incoming service supplies except for water. The space is utilitarian and can comfortably store a small hatchback.

At the rear, a corridor provides access to the back garden, making it convenient for bringing garden waste out. Overall, the garage appears to be in good condition, consistent with its age and use, and no immediate concerns were noted.



The garage.



The garage.

G2 Permanent outbuildings and other structures

1

The garden includes a timber storage shed with a flat roof covered with roofing felt. The shed currently provides storage for various household items. We found that some of the panelling to the side of the shed is missing possibly a result of impact damage.



General view shed.



Internal view shed.



Missing wood panels.

The property features a mature garden filled with a variety of ornamental plants and shrubs. The garden's boundary includes a dry stone wall capped with cement or lime mortar, along with a large privet hedge that separates it from the neighbouring property. This hedge continues around the property to the garage exit.

However, the boundary also includes a timber panelled fence that appears quite wobbly, raising questions about repair responsibilities. It's important to have your solicitors confirm these obligations, as boundary lines can often overlap in responsibility.

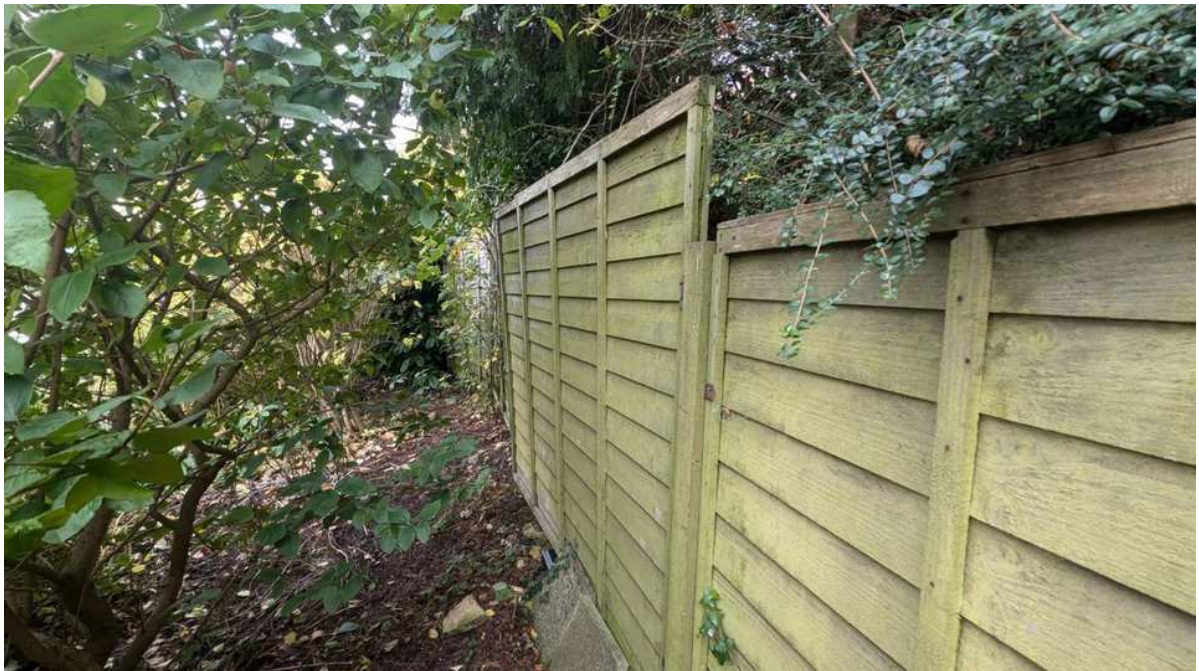
While the dry stone wall at the front is generally in good condition, some disrepair was noted where it meets the neighbour's property at number 1 B Lane. To ensure the longevity of the wall, it's advisable to address any repairs promptly, but there may be ambiguity regarding where repair responsibilities begin and end.

There are two large leylandii trees in the neighbours garden - if they become too large they can obscure light.

The pond:

As discussed, there is a pond located close to the conservatory. While the pond was full, indicating no leaks, there is a risk of minor seepage into the conservatory's brickwork through capillary action. It's recommended to repoint the wall and check or remove the rainwater harvesting tanks for leaks, as the pond's proximity could be detrimental.

In our professional opinion, the pond is too close to the property, and you might consider infilling it. During the inspection, the mechanical pump was operational but emitted a smell of stagnant water, suggesting it hasn't been used in some time. The pump switch is located within the conservatory.



Wobbly fence.



Large neighbouring leylandii



Laurel hedges.



Proximity of pond.



Privet requires regular maintenance.



Dry stone wall to the front.



Area in need of repair.



Boundary responsibility.

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

- Obtain Gas Safe certification for the boiler (and hob if it exists).
- Request LABC (building control) certification for the kitchen extension.
- If it exists, obtain LABC certification for the extension built in the 1990s.
- The extension appears to be within six metres of the neighbour's property, it is good practise to request any Party Wall Act ect. 1996 agreements for the construction of the extension.
- Request the electrical certification for the kitchen extension and if it exists any applicable certification or testing for the remainder of the property.
- Request copies of recent chimney sweep certificates.

H2 Guarantees

- Request guarantees if in existence, for the external wall insulation.
- Request guarantees for the roof lantern.
- Request guarantees for the roller shutter in the garage.
- Request any guarantees for workmanship relating to the kitchen extension to include but not limited to patio doors & underfloor heating system.

H3 Other matters

- Confirm any cancel repair obligation for local parishes and churches.
- Ensure your solicitor confirms any repair obligation for boundaries, fences and the stone wall.
- Establish if the area is classified as a smokeless zone before using the fireplace.



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 not be reasonably changed.

Risks

I1 Risks to the building

- Degradation of the glass-reinforced roof covering without a suitable paint applied protection.
- Electrical hazards associated with the power socket located to the damp conservatory wall.
- Thermal values compromised by inefficient gasket seals to the conservatory windows.
- Moisture ingress as a result of overflowing or leaking rainwater harvesting tanks.
- Possible land heave however we have determined that the risk for this based on the lack of evidence of movement is low.

I2 Risks to the grounds

- Overgrown vegetation borders and hedge rows.
- Possible land heave however we have determined that the risk for this based on the lack of evidence of movement is low.
- The close proximity of a pond to the property, groundwater and capillary action makes for a potential for internal damp.

I3 Risks to people

- Electrical hazards as a result of unsatisfactory electrical wiring.
- There is always the possibility of asbestos containing materials being found in older properties.
- Ensure all gas appliances have the prerequisite certification and testing completed before they are operated

I4 Other risks or hazards

Not applicable.

J

Energy matters

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

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

Energy Matters

J1 Insulation

It was difficult to assess the depth of insulation to the loft because of boarding over joists. We have some scepticism that 300mm has been installed.

External walls to the property have been insulated using an external insulation and rendered using potentially silicate render. It is unknown whether the remainder of the walls have any cavity fill. Nonetheless the property has the potential to be warm and energy efficient.

J2 Heating

The use of inefficient immersion water heating could be upgraded using a condensing combination boiler.

The use of underfloor heating in the kitchen will have a positive impact to the heating provisions throughout the property, however a condensing combination boiler would have a positive impact on energy usage - this coupled with a heating programmer, room thermostats and TRVs make for an energy efficient home.

J3 Lighting

Low energy lighting was installed in all fixed outlets and increases the energy performance of the house.

J4 Ventilation

Kitchen and bathrooms benefit from mechanical ventilation, enhancing the breathability of the property and assists in removal of humidity and water vapour.

J5 General

K

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

5022208

Phone number

07811157236

Company

OFHAUS LTD

Surveyor's address

26 The Green, Kings Norton, Birmingham, B38 8SD

Year	Establishment	Qualification
2015	RICS	MRICS
2011	BCU	BSc (Hons)

Email

matt@ofhaus.co.uk

Website

www.ofhaus.co.uk

Property address

Example
Goucester

Client's name

E

Date this report was produced

13th Nov 2024

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

A handwritten signature in black ink, appearing to be 'ML' followed by a stylized flourish, is centered within a rectangular box.

L

What to do now



Further investigations and getting quotes

We have provided advice below on what to next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

Getting quotations

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

You should also:

- ask them for references from people they have worked for;
- describe in writing exactly what you will want them to do; and
- get the contractors to put their quotations in writing.

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

Further investigations and what they involve

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

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

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

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

Who you should use for these further investigations

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

M

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



Description of the RICS Home Survey service and terms of engagement

The service

The Home Survey - Level 3 Service includes:

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

The surveyor who provides the Home Survey - Level 3 Service aims to give you professional advice to:

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

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

The inspection

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

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

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

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

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents.

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

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue.

Outside the property

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use. External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended prior to legal commitment to purchase.

Dangerous materials, contamination and environmental issues

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

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

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

The report

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

Condition ratings

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

R - Documents we may suggest you request before you sign contracts.

Condition rating 3 - defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.

Condition rating 2 - defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

Condition rating 1 - no repair is currently needed. The property must be maintained in the normal way.

NI - Elements not inspected.

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

Energy

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

Issues for legal advisors

The surveyor does not act as a legal adviser and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows).

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

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

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

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

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

Standard terms of engagement

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

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

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

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

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

4 Terms of payment - you agree to pay the surveyor's fee and any other charges agreed in writing.

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

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

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

This report is for use in the UK.

Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask. The

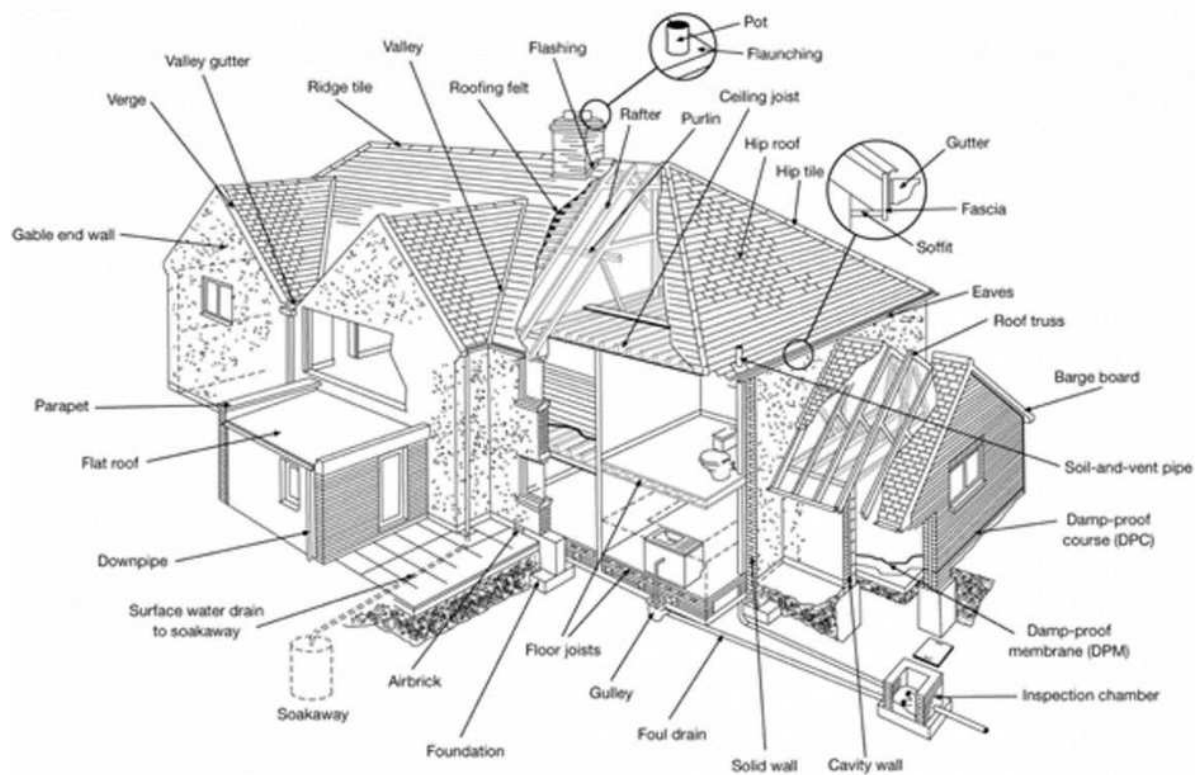
surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please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

N

Typical house diagram

Typical house diagram

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



RICS disclaimer

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