



LEVEL 2

Your survey and valuation report

Property address

Clients name

Inspection date
29 August 2023

Surveyor's RICS number

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 inspection* 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**, that were sent to you at the point you (Mr N Mackintosh) confirmed your instruction to us (SDL Surveying), for a full list of exclusions.

About the inspection and report

Surveyor's name

Surveyor's RICS number

Company name

Nuven Surveyors

Date of the inspection

29 August 2023

Report reference number

XXXXX

Related party disclosure

We are not aware of any conflict of interest as defined in the Royal Institution of Chartered Surveyors' 'Rules of Conduct' or as defined in its 'Valuation Standards'.

Full address and postcode of the property

Weather conditions when the inspection took place

At the time of our inspection it was dry and this was preceded by a period of changeable weather.

Status of the property when the inspection took place

The property was occupied and furnished throughout. There were fully fitted floor coverings in all rooms.

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

Summary of condition ratings

Overall opinion of property

The property is considered to be a reasonable purchase provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are quite common in properties of this age and type and as long as the necessary works are carried out to a satisfactory standard and the property is kept in good repair, we can see no reason why there should be any special difficulties on resale in normal market conditions. It is very important that you read this report as a whole. In the main body of the report we will notify you of the actions that will be required prior to exchange of contracts. Where we have given elements a Condition Rating of 2 or 3, we particularly refer you to the section at the end of the report entitled 'What to do now'. You must make sure that you have all of the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase. It must be realised that in certain circumstances an item designated as a Condition Rating 2 can deteriorate quite rapidly to a Condition Rating 3. This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect. The report is based on the condition of the property at the time of our inspection and no liability can be accepted for any deterioration in its condition after that date.

B

Overall opinion

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'.

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
E7	Woodwork
E9	Other
F1	Electricity
F2	Gas/oil
F4	Heating

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
D2	Roof coverings
D4	Main walls
D6	Outside doors
E1	Roof structure
E2	Ceilings
E4	Floors
E5	Fireplaces, chimney breasts and flues
E8	Bathroom fittings
F3	Water
F5	Water heating
G3	Other

B

Overall opinion (continued)

1

Elements with no current issues

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

Element no.	Element name
D1	Chimney stacks
D3	Rainwater pipes and gutters
D5	Windows
D8	Other joinery and finishes
E3	Walls and partitions
E6	Built-in fittings

NI

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
F6	Drainage

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

About the property

Type of property

The property is a two storey mid-terraced house. The front of the building faces approximately south east and all directions in this report are given as if viewing the property from the front. We understand the property is freehold. The property was built in approximately 1965. We believe it was originally constructed for the Local Authority. The property has been altered to the rear in the form of a single storey extension which we estimate was carried out in approximately 1990.

Approximate year the property was built

1965

Approximate year the property was extended

1990

Approximate year the property was converted

Information relevant to flats and maisonettes

Construction

The main external walls are of crosswall construction. The main roof is pitched and covered with tiles. The rear extension has slender timber framed walls with a flat felt covered roof. Internally, the floors are of timber and concrete construction.

Accommodation

	Living rooms	Bedrooms	Bath or Shower	Separate Toilet	Kitchen	Utility Room	Conservatory	Other	Name Of Other
Lower ground									
Ground	2			1	1	1			
First		3	1	1					
Second									
Third									
Other									
Roof Space									

Energy efficiency rating

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, we will present the ratings here.

We have checked for any obvious discrepancies between the EPC and the subject property.

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

Energy efficiency rating

C 73

Issues relating to the energy efficiency rating

As agreed in our Terms of Engagement, no checks have been made for any obvious discrepancies between the EPC and the subject property.

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

None.

Location and facilities

Grounds

There are no garages with this property. The property has front and rear gardens. The front garden is open plan with a drive. The rear garden is fully enclosed. Off-street parking is available. There are two sheds in the rear garden.

Location

The property is on a Local Authority estate located in a residential area. The immediate neighbourhood includes mixed style and aged properties.

Facilities

The property is within reasonable distance of the usual amenities. Public transport is readily available. There are state schools in reasonable travelling distance.

Local environment

The property is located in an area of shrinkable subsoil and we refer you to our comments later in this report.

This is a risk to the building and to the grounds, and we refer you to our comments in Section I.

D

Outside the property

Outside the property

Limitations to the inspection

It was dry during our inspection and we cannot make any comment upon the weather-tightness of the rainwater goods. The flank walls to the rear extension could not be inspected because of the layout of the site therefore we cannot comment in detail on these areas. Therefore, where Condition Ratings have been allocated, these may have been based on a limited inspection. It is possible that defects may exist in these unseen areas and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.

D1 Chimney stacks

1 2 3 NI

The property has a brick chimney stack. This is surmounted by a metal flue terminal. The junction between the stack and the roof coverings is sealed with lead flashings. **1**

The stack appears in satisfactory condition. Chimney stacks, fillets and flashings are very exposed and should be regularly inspected and maintained in good condition.

Condition Rating 1

Although no serious disrepair could be seen from ground level, the mortar base (flaunching) to the chimney terminal is very exposed and subject to driving rain and frost and may well be cracked and loose in places. The flaunching should be checked when repair work is undertaken or when annual maintenance is next carried out. It should be kept in good condition at all times.

Aerials can cause damage especially in high winds. Consideration should be given to moving it to a more protected position.

D2 Roof coverings

The main roof is pitched and covered with plain concrete tiles. The roof is lined internally with sarking felt. The rear extension flat roof is covered with traditional mineral felt. **2**

Main Roof

The roof lining is torn in places.

The repairs needed are not serious or urgent and are considered to be part of normal maintenance work of the property and should be dealt with after taking ownership or when annual maintenance is next carried out.

Condition Rating 2

The roof coverings appear in acceptable condition for their age but coverings are weathered and a little uneven in places. The coverings should be regularly inspected and maintained in good condition as any minor disrepair could lead to significant leakage and decay.

Condition Rating 1

Rear extension flat roof

The flat roof covering appears in acceptable condition for its age. The coverings should be regularly inspected and maintained in good condition as any minor disrepair could lead to significant leakage and decay.

Condition Rating 1

It should be noted that, compared with traditional coverings such as tiles and slates, most bitumen based mineralised felt roofs have a typical life of 10-15 years. They are also prone to sudden failure and leakage. Periodic re-covering will therefore be necessary. When this is undertaken, the supporting structure may also need some attention. The need for ventilating the flat roof cannot be verified without opening up the structure. Ventilation is important to reduce the risk of condensation and decay and this should be checked when the coverings are next replaced.

Outside the property (continued)

D2 Roof coverings (continued)

The felt lining under the roof covering can become brittle with age, particularly when exposed to sunlight, rainwater and wind action. Deterioration often occurs at the bottom of the roof and at the edges where the lining is more exposed. Coverings should be kept in good condition at all times. The felt should be repaired/replaced as soon as any deterioration is seen. 2

Whilst expensive and comprehensive re-covering is not yet justified, the main roof has been patch repaired in the past and will need more maintenance than normal which could be costly.

D3 Rainwater pipes and gutters

The property is served by plastic gutters and downpipes. 1

The rainwater goods appeared in satisfactory condition. As it was mainly dry during our inspection, we cannot comment upon the serviceability of the system or whether the rainwater goods are fully watertight. The condition of the gutters and downpipes are very important and they should be regularly maintained to prevent any possibility of rainwater penetrating internally.

Condition Rating 1

Gutters and downpipes carry many hundreds of litres of water during wet weather. Their joints and stop ends are particularly prone to failure as are the outfalls which can be easily blocked by leaves and other debris. All rainwater fittings should therefore be regularly checked for defects in order to prevent leakages and spillages which could lead to damp internally.

D4 Main walls

The main walls are of crosswall construction with blockwork party walls and timber framed walls to the front and rear elevations clad with tiles and plastic. The rear extension walls are of slender timber framed construction, clad externally with timber weatherboarding. We cannot confirm whether a damp-proof course is present because of the external finishes obscuring the construction. 2

Finishes

A few wall tiles on the front elevation are slipping and are missing. The timber weatherboarding to the rear extension walls is damaged in places at low level.

The repairs needed are not serious or urgent and are considered to be part of normal maintenance work of the property and should be dealt with after taking ownership or when annual maintenance is next carried out.

Condition Rating 2

Structure

The walls are in satisfactory structural condition. The walls must be maintained in the normal way.

Condition Rating 1

Damp

We found no evidence of significant dampness within the scope of our inspection and report.

Condition Rating 1

The subsoil in the area is of a shrinkable nature which can cause foundation movement in some buildings. The risk is increased if drainage is defective and when prolonged dry spells of weather occur. Although we found no evidence of such movement, this could happen in the future with a property of this age.

Outside the property (continued)

D4 Main walls (continued)

The walls to the front and rear elevations and extension are of timber frame construction but we cannot comment in detail upon the condition of the internal timber frame without considerable opening up of the structure. The specialist nature of the construction also demands a different approach from that for traditional masonry structures. When considering alterations or extensions, professional advice should always be obtained. 2

Where windows have been replaced a patio door has been installed on the rear of the property, we are unable to determine if adequate provision has been made to support the structure above.

The slender timber framed walls to the front and rear elevations and rear extension will lose heat quickly and are very prone to damp penetration, condensation and disrepair. Such walls rely upon the quality of the external finishes for their weather-proofing and these should always be kept in good condition. However, with increasing spells of very severe weather experienced over the last few years, associated damp problems have escalated and some internal repairs and localised redecoration must be expected from time to time.

D5 Windows

The property has double glazed plastic windows. 1

The windows are in satisfactory condition. Windows should be regularly checked and maintained along with all locks, hinges and catches.

Condition Rating 1

Since 2002, double glazing should have either building regulation approval or should have been installed by a contractor registered with an association such as FENSA, CERTASS or BM Trada which has been recognised by the Government under the 'Competent Person Scheme'. Your legal adviser should check this and we refer you to Section H.

Over time, double glazing seals can deteriorate allowing moisture to form between panes thus causing misting. The presence of such moisture depends upon certain atmospheric conditions which can vary from time to time. Therefore this problem cannot always be seen during a single visit.

The junction between the window frames and the surrounding masonry is frequently a source of water penetration, particularly during severe weather conditions. Although no significant defects were found, the junctions should be checked regularly and any jointing material/sealant kept in good condition.

D6 Outside doors (including patio doors)

The property has double glazed plastic doors. 2

The double glazing in the rear patio doors has failed and has misted over.

The repairs needed are not serious or urgent and are considered to be part of normal maintenance work of the property and should be dealt with after taking ownership or when annual maintenance is next carried out.

Condition Rating 2

The remaining door is in satisfactory condition. Doors need regular maintenance. Locks and hinges should also be kept in good order for security and operational reasons.

Condition Rating 1

We refer you to our comments under Section D5: Windows in respect of the glazing seals and the need for regulatory approval for the double glazing.

Water penetration can occur in bad weather if the junction between the door frames and adjoining masonry is not properly sealed. Whilst we found no serious problems, such junctions should be regularly checked and re-sealed if they are defective.

Outside the property (continued)

D7 Conservatory and porches

None

D8 Other joinery and finishes

The external joinery comprises of fascias and soffits. These are made of plastic.

1

The joinery is in satisfactory condition with no significant defects apparent.

Condition Rating 1

Bearing in mind the possibility that the original timber boards may have merely been overlaid with plastic sections, some additional hidden decay may be discovered upon closer inspection or when annual maintenance checks are carried out. Further repairs/replacements may well be needed to the external joinery and roof timbers.

D9 Other

None

E

Inside the property

Inside the property

Limitations to inspection

Only a head and shoulders inspection of the roof space was made due to the low pitch of the roof which limited our view of the interior. Within the roof space, stored household goods and timber boarding severely obstructed our inspection of the area. The tiled surfaces and laminate flooring could not be tested with a moisture meter. The fitted floor coverings throughout the property restricted our inspection of the floors. The stair underlining and carpet restricted our inspection of the staircase and its structure. Therefore, where Condition Ratings have been allocated, these may well have been based on a limited inspection. It is possible therefore, that defects may exist in these unseen areas and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.

E1 Roof structure

1 2 3 NI

The main roof space was entered through a hatch in the main bedroom ceiling. The roof is formed with timber rafters and purlins. The roof space is insulated with a small amount of mineral wool. **2**

The roof space is not insulated to modern standards. The roof is poorly ventilated.

The improvements should be undertaken soon.

Condition Rating 2

The roof structure is in satisfactory order but some timbers are distorted slightly which is not unusual for the age of the property. Roof timbers should be regularly inspected and maintained in good condition.

Condition Rating 1

E2 Ceilings

The property has plasterboard ceilings. These have painted finishes. **2**

The ceiling plaster is cracked in a few places.

Condition Rating 2

The repairs needed are not serious or urgent and are considered to be part of normal maintenance work of the property and should be dealt with after taking ownership or when annual maintenance is next carried out.

Cracking in plaster often occurs due to the general ageing of the material and loss of adhesion over time and normal shrinkage of the material. The cracking is not considered serious or significant. If repaired and filled, the cracking may re-occur from time to time.

Condensation often forms on cold surfaces due to poor ventilation and inadequate heating. To reduce the risk of condensation and further disrepair, ventilation and heating should be controlled and balanced so that moisture laden air is removed without too much heat loss.

Some staining was noted to the hallway and kitchen ceilings. These areas were tested with a moisture meter and were found to be dry and only minor redecoration is required.

E3 Walls and partitions

The property has a mixture of solid masonry and plasterboard lined internal walls. These have been plastered with some wall tiling in the kitchen and bathroom. An internal wall between the lounge and kitchen has been partly removed. However, we cannot confirm if loads have been properly redistributed as the work is now concealed. **1**

The walls and partitions are in satisfactory order. The plaster finishes are also in acceptable condition. The walls should be checked periodically and the finishes inspected for any damp or decay.

Condition Rating 1

Inside the property (continued)

E3 Walls and partitions (continued)

Your legal adviser should check whether Local Authority completion certificates were obtained for the alterations to the internal walls, should these be necessary. We refer you to Section H. 1

Condensation often forms on cold walls due to poor ventilation and inadequate heating. To reduce the risk of such condensation, the ventilation and heating should be managed together to effectively remove any excess moisture from the air without suffering too much heat loss.

E4 Floors

The ground floor is of solid concrete construction. The first floor is formed in timber. Where visible, floors have a mixture of carpeted, ceramic tile and laminate finishes. Floor coverings restricted close examination of the floor surfaces. 2

Some of the first floor floorboards are loose in a few places. The laminate finishes in the rear extension are damaged in places.

The repairs needed are not serious or urgent and are considered to be part of normal maintenance work of the property and should be dealt with after taking ownership or when annual maintenance is next carried out.

Condition Rating 2

The remaining floors are in satisfactory condition with no obvious serious defects. The floor finishes, where visible, also appear satisfactory. The floors should be checked periodically and finishes examined for any ageing and/or disrepair. They should be maintained in the normal way.

Condition Rating 1

E5 Fireplaces, chimney breasts and flues

There are no open fireplaces in the property. 2

The blocked lounge fireplace has no air vents to provide through ventilation to hidden flues.

Condition Rating 2

All unused flues should be covered and ventilated to reduce any risk of rain penetration and internal condensation which could result in serious damp and decay.

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

There are a number of laminated built-in fittings in the kitchen. 1

The built-in fittings are generally in satisfactory condition. We have not carried out any tests and therefore cannot report on whether such fittings are fully functional. All fittings should be regularly maintained.

Condition Rating 1

The seals around the kitchen worktops should be renewed regularly to prevent seepage and damp occurring.

E7 Woodwork (e.g. staircase and joinery)

The property has timber doors, stairs and skirting boards. 3

Some of the internal doors contain glass which does not have a British Standard safety rating. The staircase has no protective balustrade or handrail.

Inside the property (continued)

E7 Woodwork (e.g. staircase and joinery) (continued)

This is a risk to persons, and we refer you to our comments in Section I.

3

Condition Rating 3

The skirting boards are damaged in places. The staircase treads move and creak.

The repairs needed are not serious or urgent and are considered to be part of normal maintenance work of the property and should be dealt with after taking ownership or when annual maintenance is next carried out.

Condition Rating 2

E8 Bathroom fittings

There are relatively modern bathroom fittings in this property.

2

The sealant around the bath is beginning to deteriorate.

The repairs and improvements should be undertaken soon.

Condition Rating 2

The remaining fittings are generally in satisfactory condition. We have not carried out any tests on the fittings and therefore we cannot comment on their operation or serviceability. Such fittings require regular servicing to remain in working order.

Condition Rating 1

The seals around the bathroom fittings should be renewed regularly to prevent seepage and damp occurring.

A mechanical extractor fan should be installed in the bathroom as there is insufficient open ventilation to remove excessive water vapour.

E9 Other

The property does not have any mains powered smoke/fire or carbon monoxide alarms.

3

Condition Rating 3

This is a risk to persons, and we refer you to our comments in Section I.

It would be prudent to install mains powered smoke/fire and carbon monoxide alarms.

This property is likely to suffer from condensation and mould problems due to a number of factors including the lack of mechanical ventilation (extract fans) in the bathroom. To reduce this risk you should consider improvements to the above as well as carrying out the necessary repair/maintenance work to keep the property in good order.

This property may suffer from condensation when heating and ventilation are not balanced effectively. This factor is very much dependent on the number of occupants and how a property is used. If either heating or ventilation is deficient then condensation will occur. This could eventually result in black staining and mould on colder surfaces such as those found around windows and doors, behind furniture and in cupboards and rooms where there is poor heating. The situation can be exacerbated by the amount of normal day-to-day activities which produce excessive amounts of water into the atmosphere. Seasonal climate conditions and periods when the property is left unoccupied will also increase the likelihood of condensation. To reduce this risk you should ensure that there is sufficient heating and ventilation at all times and that both are carefully monitored and balanced appropriately. Condensation and its causes are multi-factorial and sometimes nothing less than significant upgrading of the heating and ventilation together with improving the fabric of the building will stop condensation and mould occurring.

E

Inside the property (continued)

E9 Other (continued)

Most properties of this age and type are likely to contain some asbestos based materials in one form or another. The presence of asbestos would not normally constitute a hazard unless the material which contains asbestos is disturbed, drilled or damaged. When maintenance work, building improvements or alterations are undertaken, you should therefore be mindful of the possibility of asbestos and the need for a licensed contractor to remove and dispose of any asbestos found which could be costly. The presence of asbestos would not normally constitute a hazard unless the material which contains asbestos is disturbed, drilled or damaged. When maintenance work, building improvements or alterations are undertaken, you should therefore be mindful of the possibility of asbestos and the need for a licensed contractor to remove and dispose of any asbestos found which could be costly.

3

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

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

Limitations to inspection

The soil pipes are concealed and could not be inspected. Our inspection was restricted as there are no inspection chambers or access points within the grounds of the property. We therefore cannot make any detailed comments on the underground drainage system. Therefore, where Condition Ratings have been allocated these may well have been based on a limited inspection. It is possible that defects may exist in these unseen areas and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.

F1 Electricity



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

The meter and consumer unit can be found in the hallway. The consumer unit contains RCDs (residual current devices) and MCBs (Miniature Circuit Breakers) to protect users should there be a defect with the installation. Where visible, the installation has been wired in plastic covered cable. **3**

We do not know if there is a current test certificate for the electrical installation.

The electrical installation appears satisfactory with no obvious visual defects but much is hidden from view. As such systems require specialist knowledge, we cannot comment on its serviceability or safety.

This is a risk to the building and to persons, and we refer you to our comments in section I.

You should ask an approved electrical engineer registered with either the National Inspection Council for Electrical Installation Contracting, (NICEIC), (www.nieic.com/) or with the Electrical Contractors Association, (www.eca.co.uk) to inspect and test the electrical installation and report to you before exchange of contracts as there is no current test certificate for the system. We refer you to the page in this report entitled 'What to do now'.

Your legal adviser should check the validity of any test certification for the installation. We refer you to our comments in Section H. Until the installation has been tested and certified as safe, it should not be used.

Condition Rating 3

F2 Gas/oil

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

Natural gas is connected and the meter and stopcock are located in the kitchen cupboard. **3**

We do not know of any current test certificate for the gas installation.

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.

Such defects are a risk to the building and to persons, and we refer you to our comments in section I.

You should ask an appropriate person to inspect the installation before exchange of contracts as there is no current test certificate for the system. We refer you to the page in this report entitled 'What to do now'.

Services (continued)

F2 Gas/oil (continued)

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

Your legal adviser should check the validity of any test certification for the installation and we refer you to Section H. 3

The installation should be inspected and tested every 12 months. If it has not been inspected within the last 12 months, then it should not be used until a full test of the system has been carried out and any faults/shortcomings rectified.

Condition Rating 3

F3 Water

The property is connected to the mains supply. The outside stopcock is in the pavement. The internal stopcock is in the hallway. The cold water pipework internally, where visible, is in a mixture of materials including copper, plastic and iron. Water is stored in a plastic tank which can be found in the main roof space. 2

The water storage tank is not insulated.

Condition Rating 2

Where visible the remaining elements of the cold water installation appeared satisfactory with no serious defect or obvious leakage. We have not carried out any tests on the system and therefore we cannot comment on the operation or serviceability of any of its components.

Condition Rating 1

The main supply pipe, if original, may be reaching the end of its serviceable life.

F4 Heating

Central heating and hot water is provided by a gas boiler which is located in the utility room. This serves the radiators. The boiler is served by an expansion tank which can be found in the roof space. 3

We do not know of any current test certificate for the boiler or heating system.

No obvious defects were seen but we have only carried out a visual inspection of the system and therefore cannot comment in detail on its working condition.

This is a risk to the building and to persons, and we refer you to our comments in section I.

You should ask a gas safe registered engineer to inspect and report on the boiler and heating system as there is no evidence of an installation inspection in the last 12 months this should be done before exchange of contracts. You should follow the advice set out in the 'What to do now' page in this report.

Your legal adviser should check the validity of any service information and/or test certification for the boiler and heating system and we would refer you to section H. If there has been no inspection or test within the last 12 months then an inspection and service/safety test of all heating appliances must be carried out before use.

The boiler should have either Building Regulation approval or should have been fitted by a registered installer with the relevant competences. Your legal adviser should check that Local Authority approvals have been obtained or that a registered installer has been used for the work. We refer you to our comments in Section H.

Condition Rating 3

Services (continued)

F5 Water heating

As mentioned before, hot water is provided by the central heating boiler and is then stored within a cylinder in the airing cupboard. The hot water pipes, where visible, are in copper. 2

Where visible the hot water installation appeared satisfactory with no serious defect or obvious leakage. However, the installation is dated and does not appear to have been inspected and checked for serviceability for some time. We have not carried out any tests on the system and therefore we cannot comment on the operation or serviceability or safety of any of its components.

Condition Rating 2

Due to its age the hot water cylinder will require more frequent repair. There may also be difficulty in obtaining spares.

F6 Drainage

The property is assumed to be connected to a shared drainage system which discharges into the public sewer. NI

The soil and vent pipes are hidden and could not be inspected. Our inspection was restricted as there are no inspection chambers or access points within the grounds of the property. We therefore cannot make any detailed comments on the underground drainage system.

Condition Rating NI

Following changes in the law in October 2011, Water Companies may well be responsible for some or all of the underground drainpipes. Your legal adviser should check this aspect and report to you on its consequences and we refer you to our recommendations in Section H.

F7 Common services

None

G

Grounds (including shared areas for flats)

Grounds (including shared areas for flats)

Limitations to inspection

None

G1 Garage

1 2 3 NI

None

G2 Permanent Outbuildings and Other Structures

None

G3 Other

The boundaries of the property are defined by timber fencing. There are two sheds in the rear garden. The condition of such temporary structures is outside the scope of this report. There appears to be a right of way to the rear of the property. 2

Some of the patio stones to the rear of the property are loose.

The repairs needed are not serious or urgent and are considered to be part of normal maintenance work of the property and should be dealt with after taking ownership or when annual maintenance is next carried out.

Condition Rating 2

Your legal adviser should check if permission has been obtained for the dropped kerb giving access on to the property. Your legal adviser should check the ownership of and extent of the boundaries to this property. Your legal adviser should check your responsibilities for, and the implications of any rights of way. We refer you to our recommendations in Section H.

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

Ask your legal adviser to check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- The replacement windows and doors
- Alterations to the internal walls
- The rear extension
- The double glazing installation
- The installation of the boiler

and that all statutory inspections have been made and appropriate completion certificates issued. If regulations have been breached or work carried out without the necessary approvals and certificates, then extensive and costly alteration works may well be needed to ensure compliance.

H2 Guarantees

Ask your legal adviser to check for the existence, validity and transferability of enforceable guarantees and certificates for:

- The replacement windows and doors
- The double glazing installation
- The boiler
- The gas installation and appliances

which should be assigned to you as a new owner of the property. The extent of any work should also be confirmed.

Ask your legal adviser to establish in the pre-contract enquiries the existence and validity of any service agreements or engineer's certificates for the:

- Central heating system
- Electrical system

with this property. The date of original installation, the name of the service company and when testing/servicing was last carried out, should also be determined.

H3 Other matters

Ask your legal adviser to:

- Make further enquiries and advise you on your rights and responsibilities in respect of the right of way
- Confirm that the property is freehold and free from any encumbrances
- Make further enquiries and advise you on your rights and liabilities for the drainage pipes that not only serve this property but which also serve neighbouring properties. If some of these drain pipes are now designated as Public Sewers under legislation passed in 2011 and are within your boundary, your right to build over these drains may be restricted
- Make further enquiries and advise you on whether the dropped kerb and parking on the property has received planning and highway approval
- Make further enquiries and advise you on the ownership and obligations for the maintenance, extent and position of the property's boundaries

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

C: Local Environment - presence of shrinkable sub-soil under the property

F1: Electricity - no current test certificate

F2: Gas/Oil - no current test certificate

F4: Heating - no current test certificate - boiler

I2 Risks to the grounds

C: Local Environment - shrinkable sub-soil present

I3 Risks to people

E7: Woodwork - possible unsafe glazing & unsafe stairs

E9: Other - missing mains powered fire/smoke alarms & missing mains powered carbon monoxide alarms

F1: Electricity - no current test certificate

F2: Gas/Oil - no current test certificate

F4: Heating - no current test certificate - boiler

I4 Other

None

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 as inspected was:

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

Tenure

Area of property (sq m)*

! 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).

! 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

Property valuation (continued)

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

None.

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

Qualifications

MRICS

Company

Nuven Surveyors

Address

Phone number

Fax number

Email

Website

Property address

Client's name

Date this report was produced

30 August 2023

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

Signature

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 them to put their quotations in writing.

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

M

Description of the RICS Home Survey – Level 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) and
- a **report** based on the inspection (see *The report* below).
- 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.

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

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; 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.

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

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 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 only) 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:

- **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.
- **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.

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

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 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. 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.

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

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.

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

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 only) 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 and reinstatement costs.

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

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

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.

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

Complaints handling procedure

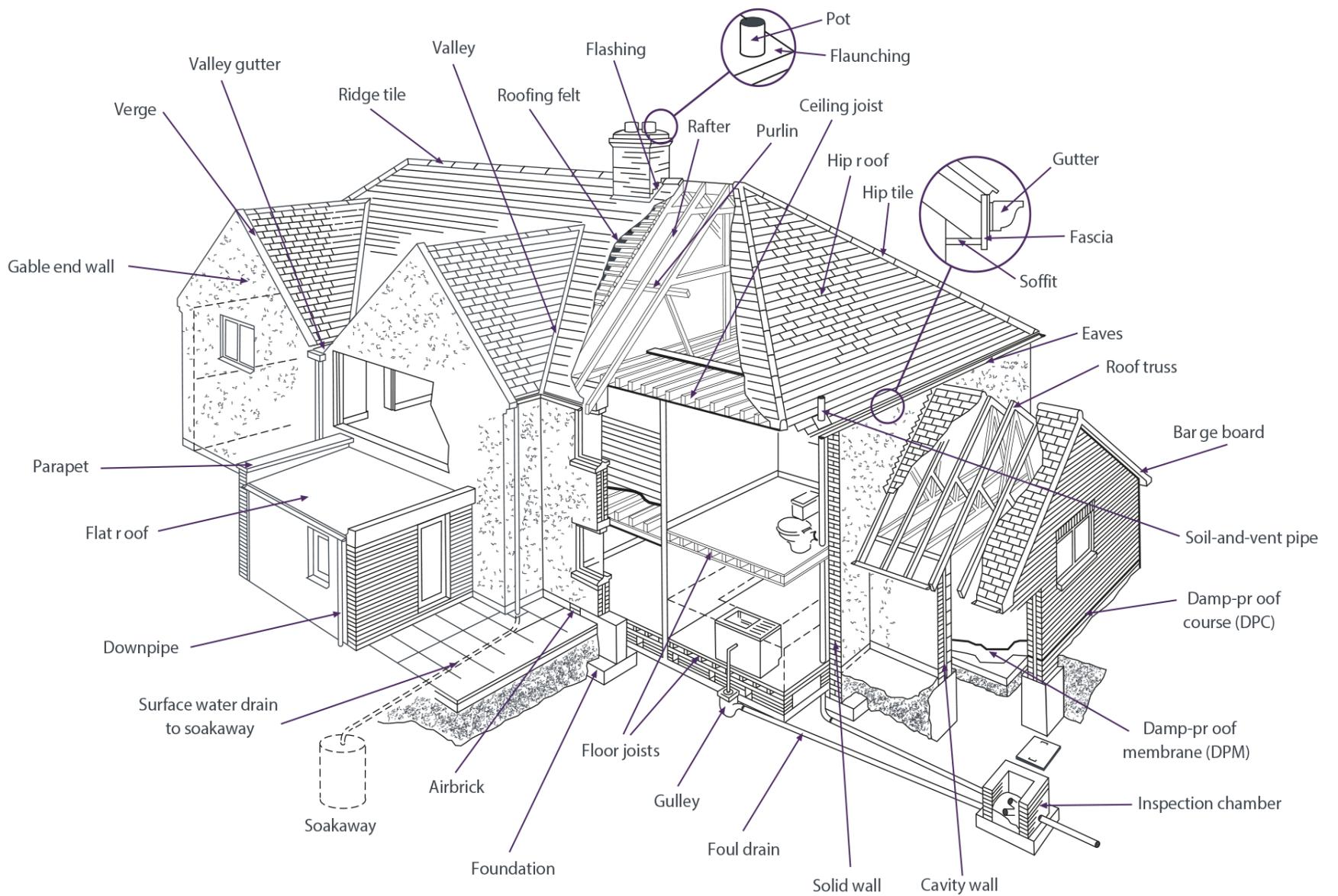
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress 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.

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Typical house diagram

Typical house diagram

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



RICS disclaimer

! You should know...

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

Maintenance tips

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

Outside the property

You should check the condition of your property at least once a year and after unusual storms.

Routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- Chimney stacks: Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings
- Roof coverings: Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.

Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.

- Rainwater pipes and gutters: Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- Main walls: Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
- Windows and doors: Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- Conservatories and porches: Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
- Other woodwork and finishes: Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Inside the property

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

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

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices ones a year
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear there as necessary. Keep gullies free from debris

Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
- **Other:** Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.