

RICS
Building Survey...

Property address

Client's name

Date of inspection



Contents

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

* Please read the entire report in order

RICS is the world's leading qualification when it comes to professional standards in land, property and construction.

In a world where more and more people, governments, banks and commercial organisations demand greater certainty of professional standards and ethics, attaining RICS status is the recognised mark of property professionalism.

Over 100,000 property professionals working in the major established and emerging economies of the world have already recognised the importance of securing RICS status by becoming members.

RICS is an independent professional body originally established in the UK by Royal Charter. Since 1868, RICS has been committed to setting and upholding the highest standards of excellence and integrity - providing impartial, authoritative advice on key issues affecting businesses and society.

The RICS Building Survey is reproduced with the permission of the Royal Institution of Chartered Surveyors who owns the copyright.

© 2012 RICS



RICS

the mark of
property
professionalism
worldwide

RICS
Building Survey...

A

Introduction to the report

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

The Building Survey aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning repairs, maintenance or upgrading the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers. A more detailed description is contained in the 'Description of the RICS Building Survey Service' at the end of this report.

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

After reading this report you may have comments or questions. If so, please contact the RICS surveyor who has written this report for you (contact details are given in section L).

If you want to complain about the service provided by the RICS surveyor, the surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

Property address

B

About the inspection

Surveyor's name

Ian Wild

Surveyor's RICS number

1126479

Company name

Flint Ross Moorhouse Limited

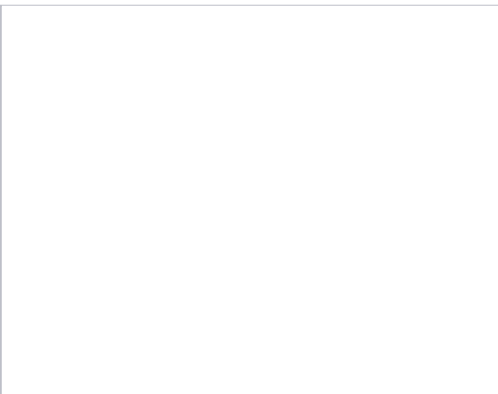
Date of the inspection

Report reference number

Related party disclosure

As far as we are aware there are no conflicts of interest as defined in relevant RICS documentation.

Full address and postcode of the property



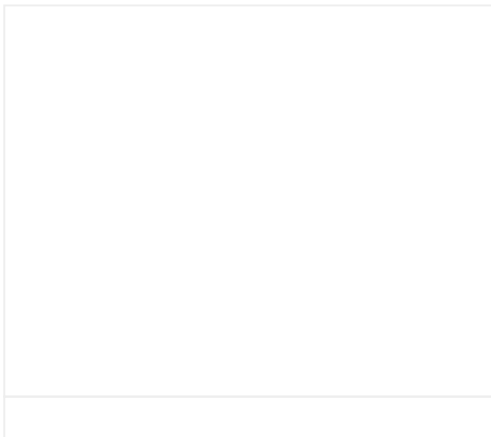
IMG_0001.JPG



IMG_0011.JPG



IMG_0002.JPG



Property address



RICS

the mark of
property
professionalism
worldwide

RICS
Building Survey...

B

About the inspection (continued)

Weather conditions when the inspection took place

The weather was dry at the time of inspection.
This was preceded by a period of mainly dry weather.

The status of the property when the inspection took place

At the time of our inspection the property was unoccupied and unfurnished. The floors were covered throughout.

Property address



RICS

the mark of
property
professionalism
worldwide

RICS
Building Survey...

B About the inspection (continued)

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 through their 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 E, F, G and H, we describe the part that has the worst condition rating first and then outline the condition of the other parts. The condition ratings are described as follows.

| | |
|-----------|--|
| 3 | Defects that are serious and/or need to be repaired, replaced or investigated urgently. |
| 2 | Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way. |
| 1 | No repair is currently needed. The property must be maintained in the normal way. |
| NI | Not inspected (see 'Important note' below). |

Important note: We carry out a desk-top study and make oral enquiries for information about matters affecting the property.

We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.

We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

We inspect the roof structure from inside the roof space if there is safe access. We examine floor surfaces and under-floor spaces so far as there is safe access and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner's consent. Intermittent faults of services may not be apparent on the day of inspection.

If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.

Where practicable and agreed we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.



Please read the 'Description of the RICS Building Survey Service' (at the end of this report) for details of what is, and is not, inspected.

Property address

This section provides our overall opinion of the property, highlights areas of concern, and summarises the condition ratings of different elements of the property (with only the worst rating per element being inputted in the tables). It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

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

Overall opinion

The property is considered to be a reasonable purchase however, there are a number of defects which require immediate attention, and which will require some expenditure at the outset. We would not expect any particular difficulty on resale in normal market conditions, provided that the necessary works are carried out to a satisfactory standard. You should investigate the cost of these works prior to commitment to purchase. 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 ensure that you have all of the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications prior to commitment to purchase. No liability can be accepted for any deterioration in its condition after that date.

3

| Section of the report | Element number | Element name |
|-------------------------|----------------------|--|
| E: Outside the property | — | — |
| F: Inside the property | F4 | Floors |
| G: Services | G1 G2 G4 G5 | Electricity Gas/oil Heating Water heating |
| H: Grounds (part) | — | — |

2

| Section of the report | Element number | Element name |
|-------------------------|----------------------------|--|
| E: Outside the property | E1 E2 E3 E4 | Chimney stacks Roof coverings Rainwater pipes and gutters Main walls |
| F: Inside the property | F1 F3 F5 F7 F8 | Roof structure Walls and partitions Fireplaces, chimney breasts and flues Woodwork Bathroom fittings |
| G: Services | — | — |
| H: Grounds (part) | — | — |

Property address

C

Overall assessment and summary of condition ratings (continued)

1

| Section of the report | Element number | Element name |
|-------------------------|----------------|--|
| E: Outside the property | E5 E6 E8 | Windows Outside doors Other joinery and finishes |
| F: Inside the property | F2 F6 F9 | Ceilings Built-in fittings Other |
| G: Services | G3 | Water |
| H: Grounds (part) | — | — |

Property address



RICS

the mark of
property
professionalism
worldwide

RICS
Building Survey...

Summary of repairs (and cost guidance)

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

| Repairs | Cost guidance (where agreed) |
|--|------------------------------|
| E1: Chimneys - ventilation required to redundant flues | |
| E2: Roof coverings - replacement of slipped slates | |
| E3: Rainwater pipes / gutters - repaint timber gutters | |
| E4: Walls - repointing required to stonework | |

Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

You are made aware in the report of certain risk areas relevant to the property which have not been fully investigated at this stage. You proceed to purchase in full knowledge of these risks. You are made aware that in circumstances where essential repairs or works by specialists are not carried out further deterioration and damage may occur with subsequent increased risk and increased costs. Where further investigations have been recommended in this report, it is very important that you pursue these matters before proceeding with the purchase, since they may reveal the need for substantial expenditure. If you are appraised of these costs before exchange of contracts, then at least you will have the opportunity to renegotiate the purchase price.

The following further investigations are recommended before exchange of contracts. Please ensure that a copy of this report is given to the contractor to ensure that appropriate investigations are undertaken and that the specific concerns raised are fully dealt with.

Builders' quotations should be obtained for the repointing stonework to the front elevation.

A reputable roofer should be asked to quote for replacement of slipped slates most to the rear elevation and the installation of ventilation to redundant chimney flues.

You should arrange for a test of the heating, gas and hot water installation by a qualified Gas Safe heating engineer.

It is recommended that electrical services are inspected and tested by a suitably qualified electrician (preferably an NICEIC registered) to advise on any works of upgrade or renewal.

Property address

D

About the property

| | |
|---|---|
| Type of property | The property comprises a traditional three storey mid-terraced house originally constructed circa 1900. |
| Approximate year the property was built | 1900 |
| Approximate year the property was extended | |
| Approximate year the property was converted | |
| Information relevant to flats and maisonettes | |

Accommodation

The accommodation is planned over 3 levels and includes:

Ground Floor: Lounge and dining kitchen.

First Floor: Two bedrooms and bathroom with WC.

Second Floor: Bedroom three.

Construction

The property is of solid wall construction with external elevations faced in natural stone and render under a pitched roof covered with natural slate. Internal floors are of solid and timber construction.

Means of escape

Fire is always a danger in a residential property. It is recommended that a fire drill is agreed with all occupants and regularly practised so that they know what to do in the event of a fire. Further advice can be obtained from the local fire and rescue service.

All doors should be kept closed at night to ensure that the escape route is protected from fire in order to minimise the risk to sleeping occupants.

Smoke detectors should be installed at each landing level to give the earliest possible warning of fire.

The property has three storeys of accommodation. The top floor is currently used for habitable accommodation. It is, therefore, very important to ensure a safe means of escape from the top floor and also the other floors. This can only be properly achieved by protecting the escape route, i.e. the landings and staircases, from fire or smoke which may develop in any of the rooms leading onto them. This protection can be achieved by upgrading the doors and frames to fire and smoke resisting standards. This work could be both disruptive and costly. Further advice can be obtained by contacting the local fire and rescue service.

Property address



RICS

the mark of
property
professionalism
worldwide

RICS
Building Survey...

D

About the property (continued)

Security

The property has a burglar alarm fitted. This has not been tested. Alarm systems require regular servicing. The service records should be checked and if the system has not been serviced within the last 12 months, a service should be commissioned from a specialist. Confirmation should be obtained that an automatic cut out device is in place.

The property does not have security lighting. External lights at front and rear should be considered.

There is adequate head height fencing to the rear of the premises.

It is very important that all external doors provide an adequate level of security to deter and prevent unwanted entry to the home. The most important factors in achieving this relate to the strength of the door and frame installation and the locking mechanism provided. You should make sure at the very least that the standards required by your buildings insurance policy are satisfied. Good advice can also be obtained from the local crime prevention officer.

We would always recommend that locks are changed when a property changes hands.

Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will report the 'Current' rating here. We have not checked this rating and so cannot comment on its accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy Efficiency Rating

D58

Property address



RICS

the mark of
property
professionalism
worldwide

RICS
Building Survey...

D

About the property (continued)

Services

Gas

Mains Other

Electricity

Mains Other

Water

Mains Other

Drainage

Mains Other

Please see section K for more information about the energy efficiency of the property.

Central heating

Gas Electric Solid fuel Oil None

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

None.

Grounds

The property has a forecourt and rear garden.

There is a small outbuilding located within the rear garden and a timber shed.

Location

The property is situated within an established residential area, reasonably convenient for local amenities.

Amenities are commensurate with the location of the property.

Facilities

You should familiarise yourself with the locality and its facilities before purchase.

Local environment

The property is located in a former coal mining area. A copy of the coal mining report should be obtained to confirm the extent of any potential risk. Our report assumes that the result of this mining report will be satisfactory.

Property address

**RICS**

the mark of
property
professionalism
worldwide

RICS
Building Survey...

D

About the property (continued)

Other local factors

None.

Property address

E

Outside the property

Limitations to inspection

The external inspection of the building was limited to those parts that could be seen from ground level within the boundaries of the property and from accessible public areas only. As a result, where Condition Ratings have been provided these may be based on a limited inspection.

Some windows were locked or could not be opened. It is possible, therefore, that defects may exist with those windows not opened.

It was dry at the time of inspection and therefore, it was not possible to confirm whether the rainwater goods are watertight.

It is cautioned that a proper inspection of brickwork components behind rendered finishes is clearly not possible and, accordingly, it is not possible to give a definitive opinion as to the condition of those areas concealed, as referred to.

1 2 3 NI

E1
Chimney stacks

2

The property has three chimney stacks which are of brick.

The two main chimney stacks are shared with the neighbouring property. Any repairs may need to be discussed with the neighbour.

The chimney pots have been removed and the flues appear to have been capped at the top to protect against rain penetration. However, there do not appear to be any airbricks in the sides of the chimney stacks to ventilate the flues.

Flues that are redundant should be ventilated at the top, either with airbricks or special chimney pots, which allow ventilation and at the same time prevent rain penetration.

Where gas appliances are installed, flues need to be lined and fitted at the top with appropriate terminals.

Brickwork and pointing of those areas visible from ground level generally appears to be in serviceable condition.

The level of weathering/spalling to the fabric appears to be within acceptable parameters. However, you are advised to have a closer inspection carried out in the course of annual maintenance when access is next required to this area.

Those lead flashings and soakers visible from a ground level inspection appear to be in serviceable condition.

However, even with the detailing and pointing in good condition, the lack of a damp-proof course (DPC) within the stacks could allow periodic water penetration.

Chimney repairs tend to be expensive due to the associated scaffolding costs.

Chimney stacks are, by their very nature, exposed and consequently require regular inspections and maintenance.

Condition Rating 2

E2
Roof coverings

2

The property has a pitched roof covered with natural slates.

The property has a flat roof to the front bay. This is covered with felt.

Roof slopes were generally found to be free of any undue deflection.

Property address

E

Outside the property

Having consideration to the age, style and construction of the subject property, roof finishes are generally considered to be in serviceable condition.

We noted a number of slipped slates in particular to the rear elevation and these should be replaced as necessary to ensure the roof remains watertight.

Whilst satisfactory at present, a roof covering of this type and age is likely to require ongoing maintenance to ensure that it remains weathertight. Renewal is likely to be a more economic option in the medium term.

The flat roof to the front bay appears to be in satisfactory condition at the present time with no signs of water penetration to the underside. Flat roofs do however, have a limited lifespan and can be prone to sudden failure. You should anticipate ongoing repair and periodic renewal.

Flat roofs are known to have a limited lifespan. You should expect to carry out ongoing repair and periodic renewal. You should check and upgrade the supporting structure as necessary at this time.

Condition Rating 2



IMG_0014.JPG

E3
Rainwater pipes
and gutters

2

Gutters are of timber construction and fallpipes are plastic.

The visible areas were found to be in satisfactory condition with no major defects noted. Alignment of the guttering was satisfactory although joints can only be tested during wet weather conditions.

Paintwork to the timber gutters serving the rear elevation is hard worn in areas and repainting is required to protect from rot.

You are advised that gutters be cleaned out on an annual basis as a matter of good maintenance.

Leaking rainwater disposal systems can lead to penetrating dampness and deterioration of the building. You should ensure that rainwater gutters and downpipes are regularly cleaned and maintained.

Condition Rating 2

Property address

E

Outside the property

E4
Main walls

2

The main walls are of traditional solid construction approximately 225-350mm thick with coursed natural stone to the front elevation and rendered brickwork to the rear.

There is a chemically injected damp-proof course installed. External ground levels are satisfactory in relation to internal floor/damp-proof course level.

Solid external walls are prone to damp penetration. They rely upon the integrity of the external finish for their weatherproofing. Even in good condition, water penetration may occur during severe weather conditions. These walls often contain concealed timbers, e.g. lintels above openings, and any timbers in contact with dampness will be prone to decay. It is important therefore that the external finishes of the walls are maintained in good condition.

Your Legal Adviser should ensure that any guarantees in respect of earlier damp treatment works are assigned to you on purchase.

The level of spalling/weathering to the external fabric is generally considered to be within acceptable tolerances.

We noted areas of defective pointing in particular to the front elevation and repairs are required to prevent damp penetration from entering the property. If any scaffolding is required, this will add to the cost.

The rendering was inspected from ground level and seen to be in satisfactory condition for its age although it is important to note that the presence of render completely conceals the underlying material.

It is vitally important to maintain air circulation within the void beneath the ground floors in order to prevent dampness, condensation and the development of rot. The existing sub-floor ventilation is inadequate and additional airbricks should be provided at a minimum of 1.5m centres.

Condition Rating 2



IMG_0006.JPG

E5
Windows

1

The windows are UPVC plastic construction incorporating double glazed units. Double glazed Velux windows have been installed to the roof slopes.

The windows were found to be in generally satisfactory condition with no significant defects

Property address

E

Outside the property

noted. Ongoing repair should be anticipated as part of future maintenance cycles.

Your Legal Adviser should confirm that a FENSA Certificate or suitable alternative is available otherwise the installation may not comply with the Building Regulations. See Section I1.

The quality of sealed unit double glazed windows varies, and no assurances can be given as to long term durability.

Condensation has affected the Velux windows at second floor level resulting in deterioration to the internal paintwork and the window frames require redecoration.

The quality of double glazed windows is variable. The seals on poorer quality items trend to fail as may be observed by "fogging" of panes. No such defect was noted at the time of inspection but this is failure that can happen suddenly.

The junction between the window frames and surrounding wall is frequently a source of water penetration, particularly during severe weather conditions. It is important that the sealing material that protects these joints is regularly checked and maintained in good condition.

Condition Rating 1

E6
Outside doors
(including patio doors)

1

The front door is of composite construction (with a double glazed unit) and appeared to be in reasonable condition. Composite doors are usually made up from a combination of different material including metal and timber components and should be maintained in accordance with manufacturers' instructions.

The rear door is of timber construction.

The doors were found to be in satisfactory condition with no significant defects noted. Ongoing repair should be anticipated as part of future maintenance cycles.

See our comments above in respect of FENSA certification for replacement units the durability of sealed double glazed units sealants to door/wall junctions.

Condition Rating 1

E7
Conservatory
and porches

NI

None.

Condition Rating N/I

E8
Other joinery
and finishes

1

The bay head is of timber construction.

The external joinery to the bay was found to be in satisfactory condition with no significant defects noted.

Decorations generally appear to be serviceable.

You are advised that external re-decoration be carried out every three or five years as a matter of good maintenance, the preparation for which may reveal areas of decay not identified in this report and affected timbers will require cutting out, new splicing in and decorating over accordingly.

Property address

E

Outside the property

Condition Rating 1

E9
Other

None.
Condition Rating N/I

NI

Property address



RICS

the mark of
property
professionalism
worldwide

RICS
Building Survey...

F

Inside the property

Limitations to inspection

Our inspection of the roof space was hindered due to the presence of timber boarding.

It should be noted that the inspection of the roof space is confined to details of design and basic construction. Individual timbers have not been specifically examined for defects although, where defects have been observed as part of the general examination, such defects are noted in this report.

At the time of inspection, the inner surfaces of the external walls were partly dry lined and you should therefore be aware that damp meter readings could only be taken from the internal surface of the dry lining and not from the inner face of external walls.

No inspection of any sub-floor void has been made. Accordingly we are unable to warrant that this area is free from defect.

The second floor bedroom is effectively within the roof void and therefore the majority of constructional timbers are concealed from view. We can give no warranty as regards the condition of concealed elements of the structure.

1 2 3 NI

F1
Roof structure

2

Access to the main roof space is from the second floor bedroom.

The roof timbers are in sound condition where visible, with no evidence of beetle infestation or deterioration due to wet rot or dry rot.

The level of insulation provided is inadequate and should be upgraded to current standards. Current recommendations are for a minimum uniform depth of 300mm.

The property was built before it became standard practice to install lining felt beneath the roof covering. It is therefore essential that the roof covering is maintained in good condition to prevent damp penetration from entering the roof space.

Condition Rating 2

F2
Ceilings

1

The ceilings are a combination of plasterboard and lath and plaster construction.

We presume that a number of the original lath and plaster ceilings have been replaced. However, if any are identified you should be aware that they will have a limited lifespan.

Before the introduction of plasterboard, lath and plaster ceilings were formed by applying plaster over narrow wooden strips known as laths, fixed to the underside of the ceiling joists. The quality of the plaster was variable, often being reinforced with horsehair. Depending, to some extent, on the quality of original workmanship, these ceilings are vulnerable to cracking and loosening as they age. Due to the relatively fragile nature of this type of ceiling, failures can occur suddenly, without warning. The risk of failure will increase with time, and you must anticipate the need for future repair and replacement work.

The ceilings were noted to be in generally good condition with no immediate works required.

Minor cracks were noted in the ceiling surfaces, which have been caused by general shrinkage and the normal vibrations, which tend to occur in domestic buildings. These cracks are not of structural significance, but will need to be filled when redecorating.

Condition Rating 1

Property address

F

Inside the property

F3
Walls and
partitions

2

Internal walls and partitions are a mixture of solid and timber stud construction.

The internal walls were found to be in generally satisfactory condition with no signs of significant movement or distortion.

A number of areas of uneven wall plaster work were noted throughout, reflecting the age and use of the property.

We noted hollow plaster to a number of areas. This is common within plasterwork of this type and age and further deterioration will occur. Patch plastering/re-plastering of the internal wall surfaces will be inevitable although it is not possible to be specific as to timing.

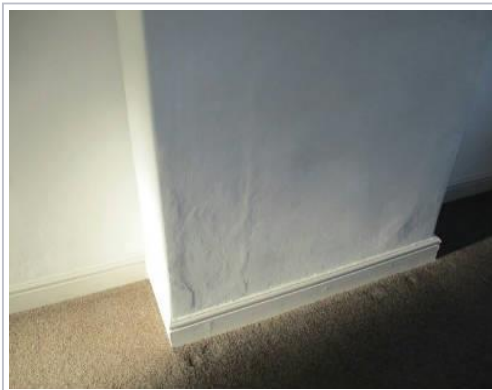
Minor cracking was noted to some walls. This is not considered to be of structural significance and the cracks should be filled as part of future redecoration cycles.

It appears that a potentially load-bearing wall has been removed within the kitchen to provide open plan access to the of-shot. The loads from above should have been provided with some form of support, although this is now concealed within the fabric of the building and we are unable to confirm either its' adequacy or existence. Whilst we saw no signs of distress during the inspection, your Legal Adviser should confirm the presence of such support as Building Regulations approval would have been required. See Section I1.

We noted isolated dampness in the front lounge and rear dining area. At the time of our inspection this was at the lower end of the scale and is within acceptable tolerances. This should however, be closely monitored and if the problem worsens, specialist advice should be sought.

We noted further dampness affecting wall surfaces within the bathroom where the original chimney breast has been removed. The dampness is likely to originate either due to condensation within the remaining redundant flue at second floor level or alternatively maybe originating from the neighbours property if their chimney breast remains in-situ. It is recommended the redundant flues are ventilated and we would advise that the plasterwork is replaced with a sand and cement render incorporating a waterproofing agent and salt inhibitor before being re-skimmed with finishing plaster.

Condition Rating 2



IMG_0050.JPG



IMG_0032.JPG

F4
Floors

3

The floors are of predominately suspended timber construction although the off-shot floor is

Property address

F

Inside the property

solid.

We noted evidence of a damp-proof membrane having been installed within the off-shot floor.

We could not gain access to the sub-floor and no inspection was undertaken. Many of the properties of this type in the locality have cellars although we could find no evidence of a cellar within the subject property.

Ground floors have in part been over boarded in polished timber.

The floors were found to be in generally satisfactory condition and were generally level and firm and free from undue springiness.

The floors are in generally satisfactory condition with no signs of significant deflection or distortion.

The varnished finishes to the polished floors are hard worn in areas and require refinishing in the short term.

We found no visible evidence of dry rot, wet rot or active woodworm infestation, but this could be discovered when fitted covers are removed.

Suspended timber ground floors require ventilation to prevent an accumulation of moisture within the floor voids. This is achieved by vents built into the base of the main walls. There are an inadequate number of vents of sufficient size to provide satisfactory ventilation under the floors and they are now at risk from rot and decay. Suitable ventilation inlets should be installed as soon as possible.

Condition Rating 3

F5
Fireplaces, chimney
breasts and flues

2

The original chimney breasts remain within the property although have been removed from within the rear dining area. A gas living flame fire has been installed to the front lounge. Flues have been blocked off to the bedroom accommodation.

It is not possible to indicate the condition of flues or the presence of flue liners. As a precautionary measure, we would advise that any gas appliances are serviced and examined by a Gas Safe registered contractor to ensure both the safe and efficient operation of the appliances and the flues. The contractor should also confirm that adequate ventilation has been provided to this appliance.

Removal of the chimney breasts requires Building Regulation approval and a check should be made with the Local Authority building control office to see whether this was obtained, which may provide confirmation that support was provided. If there is no Building Regulation approval and the present owners are unable to confirm the arrangements, the floors or ceiling should be opened up to check that support has been provided or for support to be installed.

The chimney breast to the bathroom/dining room has been partially removed. Without carrying out disruptive exposure work the nature of support cannot be established. Notwithstanding, no significant distortion was noted to remaining or hanging areas.

You are advised that redundant flues, to the remaining chimney breasts, be ventilated in order to mitigate the effect of condensation and possible penetrating damp.

Condition Rating 2

Property address

F

Inside the property

F6
Built-in fittings
(e.g. wardrobes)

1

The property has built-in cupboards within the lounge concealing services and an original walk-in wardrobe within the principle bedroom. The storage cupboards are in satisfactory condition with no significant defects noted.

Built-in fittings can sometimes conceal defects and signs of dampness/condensation in the structure behind which will only become apparent when they are moved.

Condition Rating 1

F7
Woodwork
(e.g. staircase
and joinery)

2

The internal doors, frames, skirting boards, etc, are of timber construction and were found to be in generally satisfaction condition, subject to normal wear and tear.

The staircase is fully carpeted, preventing a detailed examination, but appears serviceable and there is a satisfactory handrail.

The stairs are steep and narrow by modern standards.

There is no handrail alongside the stairs. A handrail should be installed as a safety measure.

The internal decorations are generally satisfactory, although you should allow for some marking to be revealed when the present owners remove their fixtures and fittings. We expect that you have assessed the adequacy of decorations for your own purposes.

Condition Rating 2

F8
Bathroom and
kitchen fittings

2

No inspection has been made of built-in appliances. If the condition of these is important to your purchase, then they must be fully serviced and tested by an appropriate engineer before exchange of contracts.

It should be remembered that we have not taken out any of the kitchen appliances and cannot verify the adequacy of connections. Leaks can occur at any time between the date of survey and your taking occupation. If leaks are found when you take up occupation, you should not assume that they were visible, accessible, or indeed in existence at the time of survey. Any such leaks should be promptly rectified. Removal of appliances can reveal or cause defects in plasterwork and services. This must be accepted when proceeding with your purchase.

I was unable to confirm the age of the fittings although these were found to be in generally satisfactory condition. Stored items within were not removed.

The flexible sealant around the kitchen sink is in poor condition in places and should be renewed. Defects may be present in concealed areas and we recommend that you inspect these as a precaution.

Mechanical ventilation is recommended within kitchens.

The sanitary fittings were dated although in satisfactory condition for their age. I would however, recommend that future provision is made for refurbishment.

We noted corrosion occurring to bathroom fittings due to condensation.

Seals surrounding the sanitary fittings are a source of water penetration. These should be checked regularly and renewed as necessary.

Be aware than when a shower is located within a bathroom or shower room, wear and tear is

Property address



RICS

the mark of
property
professionalism
worldwide

RICS
Building Survey...

F

Inside the property

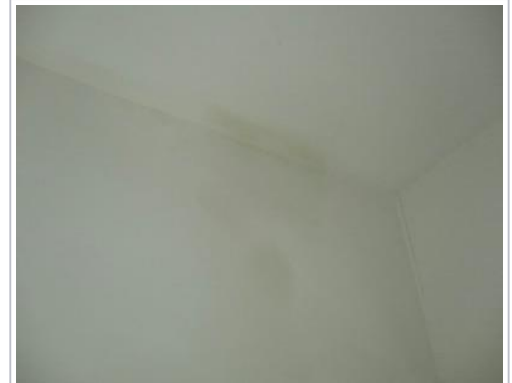
inevitable to the shower tray particularly. Leaks often occur which may not be readily apparent. Showers and shower trays should be regularly checked and repairs will undoubtedly be required from time to time. By their very nature showers generate significant amount of steam which will, in turn, cause condensation. Even with a good mechanical ventilation system, mould can be problematic, and you will need to remain vigilant and take action at its onset.

Mechanical ventilation is recommended within bathrooms.

Condition Rating 2



IMG_0053.JPG



IMG_0056.JPG

F9
Other

1

We noted condensation within the window reveals of the dining kitchen with plasterwork being affected. In order to minimise the issue of condensation, it is essential to achieve a suitable balance between heating, ventilation and insulation.

Condensation is frequently a lifestyle issue and care should be taken to avoid activities that can contribute to the problem such as drying clothes indoors. The control of condensation can be difficult and requires maintaining a careful balance between heating, insulation and ventilation. The temperature of air affects the amount of water vapour it can hold. The higher the air temperature the more vapour, the lower the temperature corresponding less water can be held. Consequently, when warm air is cooled then it can reach a point known as the dew point at which time it is then unable to hold as much moisture. The moisture then becomes deposited in droplets, usually on a cold surface. This is the general process of condensation and the water that is formed is known as condensate. In a home general activity like bathing, showers, washing, drying and cooking can particularly raise the moisture content of the air within the home. Unless the warm moist air is allowed to escape to the exterior through windows, airbricks, extractor fans and the like it remains internally. The moisture laden air will move around the home until it finds a cold surface where it can condense and this can occur within any room within a building. Condensation problems can be exacerbated by the drying of clothes within a home. Irregular heating patterns allowing substantial differences in internal room temperatures will obviously affect the dew point level and lead to condensation issues. Poor insulation can also have an adverse effect. In order to control or even avoid condensation there are various actions that can be done and these include correctly ventilating the home to remove the excessively moist air, improve heating arrangements to reduce excessive fluctuations and have a more consistent air temperature (and consequently surface temperature), improve insulation to a home where inadequate arrangements exist, reduce the amount of moisture produced in the home (such as clothes drying) and the closing of doors to those compartments where moisture is known to originate (Kitchen and Bathroom). Other actions could be the introduction of dehumidifiers,

Property address

F

Inside the property

ensuring any tumble dryers are vented to the exterior, keeping covers on saucepans when cooking, and avoiding the use of paraffin or bottled gas heaters (not applicable in this instance).

In a property of this age woodworm is commonly found. Whilst no evidence was found in those areas we were able to inspect, it is possible that it may be detected when the property is emptied or during other repair or refurbishment works. Future specialist treatment may be required.

In a property of this age asbestos-based components are likely to have been used in many areas, some of which are hidden within the structure. This should be borne in mind when undertaking any works to the property. Should asbestos based materials be found then they may need to be dealt with by specialist contractors and this could prove expensive. Further advice is available from the Health & Safety Executive - <https://www.gov.uk/search?q=asbestos>.

Condition Rating 1

Property address



RICS

the mark of
property
professionalism
worldwide

RICS
Building Survey...

G

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 main service installations within this property have been the subject of a purely visual inspection where access was possible and have not been tested in any way.

There are no inspection chambers within the boundaries of the subject property. We was therefore unable to inspect any aspect of the drainage system.

The property is presumed to drain to the mains sewer via drain lines, which appear to run to the rear of the property along the terrace. Your Legal Advisers should, however, confirm that the property is connected to the main. Please see Section I3 – Other Matters.

1 2 3 NI

G1
Electricity

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

3

Mains electricity is connected with the meter and consumer unit located in a storage cupboard within the front lounge.

The electrical system appears to be in generally satisfactory condition with no major defects or deficiencies noted. However, as the Institute of Electrical Engineers recommend that electrical systems are inspected and tested every 10 years or upon change of ownership, we would therefore recommend that the electrical system is checked and tested by an NICEIC registered electrician prior to exchange of contracts and any recommendations made carried out.

Condition Rating 3

G2
Gas/oil

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

3

Mains gas is connected to the property with the meter being located in the storage cupboard within the front lounge.

The gas plumbing where accessible appeared to be in an acceptable condition with no evidence to suggest any defective pipes or poor workmanship. However the system was not tested as part of our inspection. The advice given by the Gas Safe Register recommends that if your Vendor cannot supply an up to date annual gas safety record, you should get a Gas Safe registered engineer to check the gas appliances before you move in. The registered engineer will give the Vendor a gas safety record which they should handover to you before you move in.

Condition Rating 3

G3
Water

1

Mains water is connected however, we were unable to locate the internal stopcock and the

Property address



RICS

the mark of
property
professionalism
worldwide

RICS
Building Survey...

G

Services

Vendors should advise on its location.

Every property with a mains water supply requires both internal and external stopcocks for proper control of the incoming water supply. It is important to know the position of the stopcocks so that the water can be turned off in an emergency and when carrying out alterations to the plumbing system. They should be checked regularly to ensure that they open and close properly. All occupants of the house should be aware of the stopcock locations.

We noted that the pipework, where visible, is generally in satisfactory condition with no leakage or other serious defects noted. However, much of the pipework is concealed and it is therefore possible that defects could exist in unseen areas.

Please be aware that the lack of a cold water storage system means that you will have no stored water should the supply be temporarily interrupted.

Condition Rating 1

G4
Heating

3

The property has a conventional gas fired central heating system with a boiler which feeds a series of radiators in the various rooms. Whilst apparently serviceable, you should now arrange for a Gas Safe engineer to check and test the system prior to exchange of contracts as a matter of safety.

At the time of the inspection the central heating was on. Where noted, the radiators were warm and the system appeared to be functioning adequately.

We recommend the service record of the boiler is obtained. If this is not available, or if there is any doubt as to when the boiler was last serviced, then a check by a 'Gas Safe' registered for gas or OFTEC registered for oil heating engineer, before exchange of contracts, is strongly recommended.

Condition Rating 3

G5
Water heating

3

Hot water is provided by the main combination boiler and you should see our comments in Section G4 above.

There was a reasonable flow of hot water through the taps to the sanitary appliances.

Condition Rating 3

G6
Drainage

NI

The soil and vent pipe is of plastic construction. This was found to be in satisfactory condition with no significant defects noted.

The property is believed to be connected to the mains drainage system.

There are no manhole covers within the boundary of the property and we have therefore, been unable to inspect the foul drainage system.

The rainwater appears to be directed into the foul drains. This is acceptable if there is a combined foul and storm water drain, as was generally the case before the introduction of modern Building Regulations.

You are advised that drains be rodded through on a regular basis, as a matter of good maintenance, to clear any accumulated debris and locate fractures/blockages not apparent from a visual inspection.

Property address



RICS

the mark of
property
professionalism
worldwide

RICS
Building Survey...

G

Services

Condition Rating N/I

G7
Common services

None.

Condition Rating N/I

NI

G8
Other
services/features

None.

Condition Rating N/I

NI

Property address



RICS

the mark of
property
professionalism
worldwide

RICS
Building Survey...

H

Grounds (including shared areas for flats)

Limitations to inspection

Not applicable.

1 2 3 NI

H1
Garages

None.
Condition Rating N/I

NI

H2
Permanent outbuildings
and other structures

The property has an outbuilding located within the rear garden. The outbuilding is of brick construction beneath a pitched timber roof with a covering of artificial slate.

The outbuilding is subdivided into two compartments providing external storage. The outbuilding is generally fit for purpose although a number of defects were noted.

External brickwork requires repointing and gaps in brickwork require infill bricks.

Access doors require repainting to protect from rot.

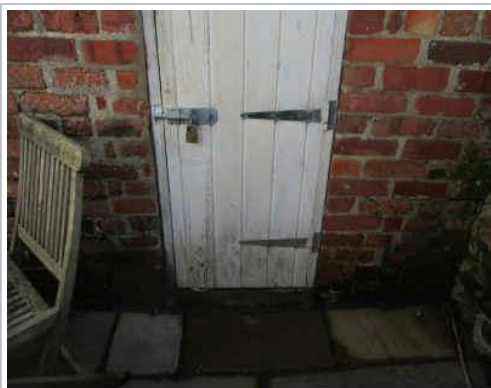
The ridge tiles to the roof structure require re-bedding/repointing.

It is advised that moss is removed from roof elevations in a timely manner.

You are advised that considerable stored items within the outbuilding prevented any meaningful inspection of the internal areas and we can give no warranties regards the condition of concealed areas.

Condition Rating 2

2



IMG_0019.JPG

H3
Other

We saw no sign of invasive species such as Japanese Knotweed in either the garden or on adjoining land. Japanese Knotweed is however known to exist in the area and may become a problem in the future.

Property address

H

Grounds (including shared areas for flats)

The garden areas are generally well maintained and in satisfactory condition.

The boundaries of the property comprise walling and fencing. These were inspected as far as the planting, bushes, shrubs, etc, would allow and were in satisfactory condition. Boundary maintenance liability should be established from the title deeds.

Fencing is leaning/deflected to the rear left-hand side of the site which requires repair. Your Legal Adviser should confirm boundary and responsibilities.

Stone walling to the front of the site was noted to have areas of spalling stonework to the copings which will require repair in the short term.

The paths and driveways etc. are in generally satisfactory condition although ongoing maintenance will be needed.

Property address



RICS

the mark of
property
professionalism
worldwide

RICS
Building Survey...

I

Issues for your legal advisers

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

¹¹
Regulations

Your Legal Adviser should confirm that the removal of load-bearing walls was carried out with Local Authority Building Control approval. chimney breasts was carried out with Local Authority Building Control approval.

With older properties it is likely that alterations and extensions may have been carried out during its lifetime and are not always easily identifiable. It is unlikely that some or all of these alterations will have Planning or Building Regulation consent as they are likely to pre-date the applicable regulation. We still recommend that you request your Legal Adviser to make the appropriate enquiries.

¹²
Guarantees

The property was vacant at the time of inspection. I am therefore unable to confirm the presence or otherwise of any guarantees covering any aspect of this property. However during my inspection I did not note any aspects of this property which are likely to be covered by a guarantee.

¹³
Other matters

Prior to exchange of contracts, your Legal Adviser should make enquiries into the following: Tenure; Ownership / maintenance of boundaries; Rights of Way; Mining risk; Maintenance of shared building components

Property address



RICS

the mark of
property
professionalism
worldwide

RICS
Building Survey...

J

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot be reasonably changed.

J1
Risks to building

Structural Movement - the property was found to be generally free of significant structural movement.

Dampness - on the whole moisture meter readings taken to internal wall surfaces were within normal tolerances for a property of this age and type.

Notwithstanding our above comments we noted isolated moisture meter readings within the lounge and dining area although the levels detected were on the low end of the scale and currently plasterwork has not been affected. No remedial works are currently warranted although wall surfaces should be monitored. Should levels increase and plasterwork become affected then remedial works will be required.

We further noted evidence of condensation affecting wall plaster within window reveals in the dining room. We refer to our earlier comments in the report regarding measures that can reduce the risk of condensation. The affected plasterwork will need to be renewed during the next redecoration cycle.

Timber Defects - sub-floor ventilation is considered marginal at present and we recommend additional airbricks are inserted. Failing to adequately ventilate sub-floor voids can result in condensation and rot occurring within hidden floor voids.

J2
Risks to the grounds

The property is located in a former coal mining area. A copy of the coal mining report should be obtained to confirm the extent of any potential risk. Our report assumes that the result of this mining report will be satisfactory. If this is not the case, it should be referred back to the valuer for consideration.

J3
Risks to people

G1: Electricity - require safety check;

G2: Gas - require safety check;

G4: Heating - require safety check;

G5: Water Heating - require safety check.

J4
Other risks or hazards

None.

Property address



RICS

the mark of
property
professionalism
worldwide

RICS
Building Survey...

K

Energy efficiency

This section describes energy related matters for the property as a whole. It takes account of 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.

K1
Insulation

Some insulation is present in the roof void, although this is considered inadequate by modern day standards. We recommend a minimum thickness of 300mm of fibreglass quilt or similar insulating material is provided over all areas with the exception of the eaves (below cold water storage and expansion tanks) and around electrical cabling and light fittings, which should be kept clear.

K2
Heating

The central heating system is described in G4 and our comments regarding condition and service history should be noted. In terms of overall energy efficiency, the system is considered to be adequate

K3
Lighting

The property appeared to be generally provided with a reasonable level of both natural and artificial lighting. However, improvements can always be made. We would strongly recommend the purchase of energy efficient bulbs in the future.

K4
Ventilation

Sufficient ventilation should be maintained within the property to help prevent against condensation and mould.

Condensation is frequently a lifestyle issue and care should be taken to avoid activities that can contribute to the problem such as drying clothes indoors. The control of condensation can be difficult and requires maintaining a careful balance between heating, insulation and ventilation.

K5
General

You should obtain a copy of the EPC certificate for the property and act on any recommendations.

Property address



RICS

the mark of
property
professionalism
worldwide

RICS
Building Survey...



Surveyor's declaration

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

| | | | |
|------------------------|---|-------------------------------|--|
| Signature | <input type="text"/> | | |
| Surveyor's RICS number | <input type="text" value="1126479"/> | Qualifications | <input type="text" value="MRICS"/> |
| For and on behalf of | | | |
| Company | <input type="text" value="Flint Ross Moorhouse Limited"/> | | |
| Address | <input type="text" value="Rutledge Mews, 1, Southbourne Road"/> | | |
| Town | <input type="text" value="Sheffield"/> | County | <input type="text" value="South Yorkshire"/> |
| Postcode | <input type="text" value="S10 2QN"/> | Phone number | <input type="text" value="0114 2686888"/> |
| Website | <input type="text" value="www.flintross.co.uk"/> | Fax number | <input type="text"/> |
| Email | <input type="text" value="ian.wild@flintross.co.uk"/> | | |
| Property address | <input type="text"/> | | |
| Client's name | <input type="text"/> | Date this report was produced | <input type="text"/> |

RICS Disclaimers

1. This report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in this report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

In the case of sole practitioners, the surveyor may produce the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the Unfair Contract Terms Act 1977 it does not apply to death or personal injury resulting from negligence.

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

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



Please read the 'Description of the RICS Building Survey Service' (at the end of this report) for details of what is, and is not, inspected.

Property address

What to do now

If you are a prospective or current home owner who has chosen an RICS Home Survey you should carefully consider the findings, condition ratings and risks stated in the report.

Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come from experienced contractors who are properly insured. You should also:

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

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

Further investigations

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

Who you should use for these further investigations

Specialists belonging to different types of organisation 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 your surveyor.

What the further investigations will involve

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

This guidance does not claim to provide legal advice. You should consult your legal advisers before entering into any binding contract or purchase.

Description of the RICS Building Survey Service

The service

The RICS Building Survey 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 RICS Building Survey Service aims 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;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Any extra services provided that are not covered by the terms and conditions of this report 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 (both major and minor) that are evident. This inspection is intended to cover as much of the property as physically accessible. Where this is not possible an explanation is provided in the 'Limitations to inspection' box in the relevant sections of the report.

The surveyor does not force or open up the fabric without owner consent, or if there is a risk of causing personal injury or damage. 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. The under-floor areas are inspected where there is safe access.

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 a 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.

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; the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue. Intermittent faults of services may not be apparent on the day of inspection.

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

Flats

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

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he or she recommends further investigation.

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

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the 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 maintenance of a wide range of issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report is not a warranty.

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

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

Condition ratings

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

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

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

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

NI – not inspected.

Continued...

Description (continued)

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

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Building Survey Service for the property. If the surveyor has seen the current EPC, he or she will provide the Energy Efficiency Rating in this report, but will not check the rating and so cannot comment on its accuracy. Where possible and appropriate, the surveyor will include additional commentary on energy related matters for the property as a whole in the K Energy efficiency section of the report, but this is not a formal energy assessment of the building.

Issues for legal advisers

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

The report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in the report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

In the case of sole practitioners, the surveyor may produce the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the Unfair Contract Terms Act 1977 it does not apply to death or personal injury resulting from negligence.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. This general advice is given in the 'Leasehold properties advice' document.

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot reasonably be changed.

Standard terms of engagement

- 1 The service – the surveyor provides only the standard RICS Building Survey Service ('the service') described here, unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:
 - plan drawing;
 - schedules of works;
 - re-inspection;
 - detailed specific issue reports;
 - market valuation and re-instatement cost; and
 - negotiation.
- 2 The surveyor – the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey and report on the property.
- 3 Before the inspection – this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your particular concerns about the property and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desk-top 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 are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:
 - (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
 - (b) it would be in your best interests to have an RICS HomeBuyer Report or an RICS Condition Report, rather than the RICS Building Survey.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.
- 6 Liability – the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

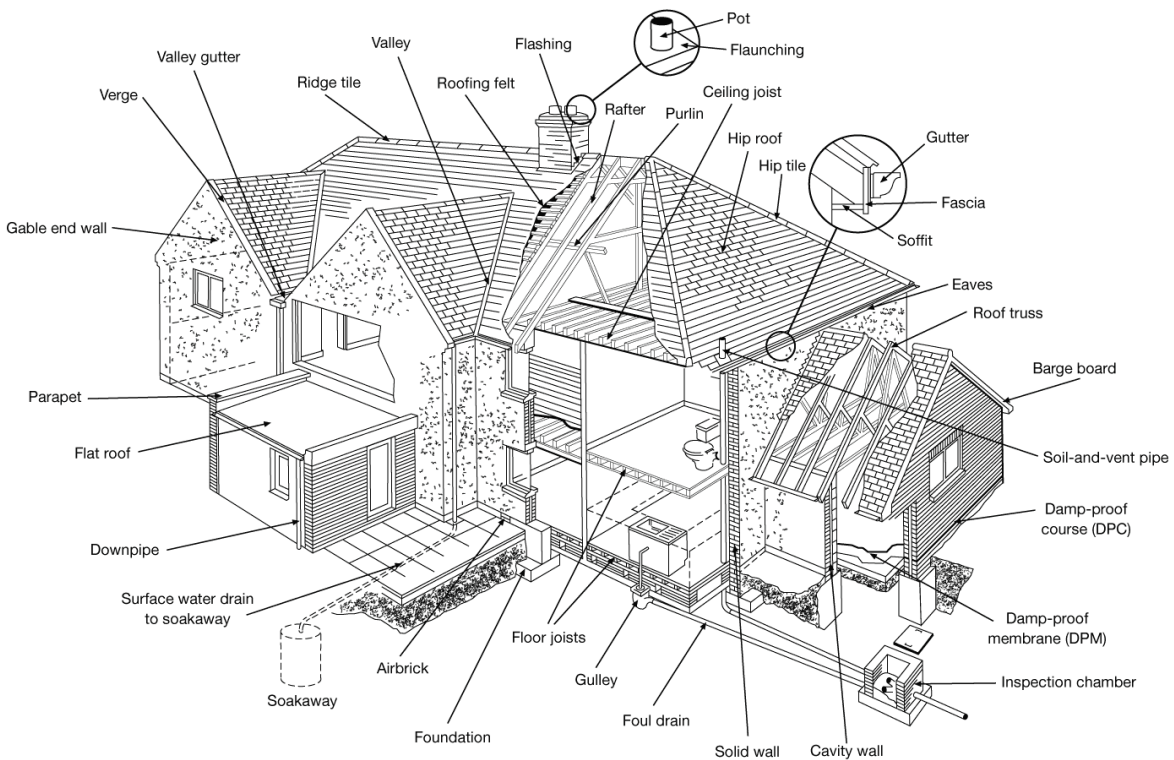
Complaints handling procedure

The surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

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

Typical house diagram

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



Property address



RICS

the mark of
property
professionalism
worldwide

RICS
Building Survey...

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

Property address



RICS

the mark of
property
professionalism
worldwide

RICS
Building Survey...

Maintenance tips

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 once 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 these 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.

Property address