



RICS Home Surveys

Survey level two: HomeBuyer report - Survey and Valuation

Property address

Client's name

Date of inspection

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A

Introduction to the report

This HomeBuyer Report is produced by an RICS 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 this at your own risk.

The HomeBuyer Report (Survey & Valuation) aims to help you:

- 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 account of any repairs or replacements the property needs; and
- consider what further advice you should take before committing to purchase the property.

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

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

Property address

B

About the inspection

Surveyor's name

O Moorhouse

Surveyor's RICS number

1243849

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

Weather conditions when the inspection took place

At the time of our inspection it was raining.

The status of the property when the inspection took place

At the time of our inspection the property was occupied and furnished. The floors were covered throughout.

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

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

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

Property address

B

About the inspection (continued)

-
- 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).
-

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

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

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

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

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

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



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

Property address

C

Overall opinion and summary of the condition ratings

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

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

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

Our overall opinion of the property

The property is considered to be a reasonable purchase and is worth the agreed sale price 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	E4	Main walls
F: Inside the property	F4 F5	Floors Fireplaces, chimney breasts and flues
G: Services	G1 G2 G3 G4 G5	Electricity Gas/oil Water Heating Water heating
H: Grounds (part)	—	—

Property address

C

Overall opinion and summary of the condition ratings (continued)

2

Section of the report	Element number	Element name
E: Outside the property	E1 E2 E5 E8	Chimney stacks Roof coverings Windows Other joinery and finishes
F: Inside the property	F1 F2 F3 F7 F9	Roof structure Ceilings Walls and partitions Woodwork Other
G: Services	—	—
H: Grounds (part)	H1	Garage

1

Section of the report	Element number	Element name
E: Outside the property	E3 E6 E7	Rainwater pipes and gutters Outside doors Conservatory and porches
F: Inside the property	F6 F8	Built-in fittings Bathroom fittings
G: Services	G6	Drainage
H: Grounds (part)	—	—

Property address

D

About the property

Type of property

The property comprises a semi-detached house.

Approximate year the property was built

1935

Approximate year the property was extended

N/A

Approximate year the property was converted

N/A

Information relevant to flats and maisonettes

Not applicable.

Accommodation

Floor	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
Lower ground									
Ground	2				1				
First		3	1	1					
Second									
Third									
Other									
Roof space									

Construction

The property is of cavity construction with external elevations faced in stone and render under a pitched roof covered with clay tiles. Internal floors are of suspended timber construction.

Property address

D

About the property (continued)

Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

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

Energy-efficiency rating

Not available

Environmental impact rating

Not available

Mains services

The marked boxes show that the mains services are present.

Gas

Electricity

Water

Drainage

Central heating

Gas

Electric

Solid fuel

Oil

None

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

None known.

Grounds

The property occupies a reasonable sized plot in keeping with a property of this type and age. The property has garden areas to the front and rear, along with a driveway leading to a detached single garage providing on-site car parking.

Location

The property occupies a cul-de-sac position within an established residential locality where the surrounding properties are either owner occupied or is housing let in the private rented sector.

Facilities

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

Property address

D

About the property (continued)

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. A metalliferous report should be obtained prior to exchange of contracts as the property is located in an area where mining searches are recommended. 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.

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.

In accordance with the RICS instructions governing provision of the HomeBuyer service only a random sample of windows has been opened. It is possible, therefore, that defects may exist with those windows not opened.

1 2 3 NI

E1 Chimney stacks

The property has two chimney stacks which are of rendered construction.

The chimney stacks were inspected from ground level and were found to be in basic condition with the following defects noted.

We noted vegetation growth to the chimney stack. This can allow damp penetration to occur internally and we would recommend that this is removed as soon as possible.

The chimney pots are not fitted with cowls which is allowing rainwater to enter the chimney stack. Suitable cowls should be fitted as soon as possible to prevent damp penetration from occurring internally.

We also noted small areas of defective render and some localised re-rendering is required to prevent damp penetration from occurring.

Condition rating 2.

When the repair work is carried out it would be advisable to check the condition of all hidden parts to see if any other repairs are needed. Until the work is carried out, regular checks should be made internally for any possible signs of damp penetration.

2

E2 Roof coverings

The property has a pitched roof covered with clay tiles.

The roof covering was inspected from ground level with the aid of binoculars and was found to be in basic condition.

We noted a number of chipped/slipped tiles and these should be replaced as necessary to ensure the roof remains watertight.

You are advised that a level of delamination is commonly found in clay tiles, which is evident to all roof slopes. Accordingly, you are advised that affected tiles be replaced in the short term. It is cautioned that further works of a similar nature are to be considered an ongoing requirement. Due to the considerable amount of replacement tiles and the current level of delamination noted, we are of the opinion that the roof is nearing the end of its physical life and you should budget for replacement within the short to medium term.

Cement pointing to the ridges and hips was cracked, loose and missing in places and the affected areas should be repointed to prevent damp penetration from occurring.

The property has a valley gutter present to the front roof slope. This was lined with lead and appears to be in satisfactory condition externally with no significant defects noted. We did, however, note slightly high damp readings internally. These were at the lower end of the scale and is most probably down to condensation. We would recommend that this is regularly monitored and if the problem worsens, specialist advice should be sought.

Condition rating 2.

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.

2

Property address

E

Outside the property (continued)

Moss can prevent the correct run off of rainwater and cause deterioration of the covering. It can lead to blockages in rainwater goods. You should ensure that any excessive moss growth is removed on a timely basis.

The valley gutters could not be closely inspected. Gutters of this type are vulnerable to blockage and can be a source of damp penetration that can potentially lead to timber decay. It is essential, therefore, that regular maintenance inspections are carried out.

E3 Rainwater pipes and gutters

The rainwater goods are of PVC construction.

1

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.

Condition rating 1.

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.

E4 Main walls

The property is of cavity wall construction with external elevations faced in natural stone and pebble dash render.

3

The rendering was inspected from ground level and seen to be in generally satisfactory condition for its age, although we did note very minor areas of defective render. It is important to note that the presence of render completely conceals the underlying material.

The property has been affected by past structural movement, evidenced by cracking to the render within a number of areas, particularly around window reveals. From a single inspection the movement appears to be longstanding and does not appear to be progressive.

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.

Damp-proof course

Damp-proof courses (DPC's) are built into properties to prevent the movement of ground moisture through the wall and prevent deterioration of internal fixtures and fittings and also to prevent high levels of moisture leading to wood rotting fungi.

We were unable to identify the type of DPC used within the construction. In a property of this age, it is likely that a bitumen DPC would have been used.

Condition rating 3.

In cavity construction, the inner and outer leaves of the walls are bonded together by means of ties. The cavity has not been inspected and we cannot comment on the condition of these ties, nor on the presence of waste material which may block or obstruct the cavity. In cavity walls built before 1982, metal wall ties may be subject to corrosion and this process can occur before visible signs become apparent. In severe cases, costly repair is necessary. There is no visual evidence in this instance.

There are physical signs externally to indicate that the property has cavity wall insulation. Cavities are constructed in buildings for a specific purpose, being to provide air circulation around the building and prevent lateral penetrating dampness. If cavity wall insulation is incompletely installed (i.e., with void areas) this can cause cold areas resulting in condensation.

Whilst no rising dampness was noted during the inspection, DPC's of this type are prone to long term failure due to the natural deterioration of material. It is possible that dampness may occur in the future which will require remedial treatment.

Property address

E

Outside the property (continued)

E5 Windows

The windows are a combination of timber and PVC construction and are fitted with a combination of single and double glazed units. 2

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

The windows were found to be weathered in a number of areas with the paintwork flaking. The windows should be rubbed down and re-painted to protect from rot.

We also noted that some of the timber windows are a little stiff to open in places and require some easing/adjustment.

We also noted that the waterproof sealant around some of the windows is defective in places and should be repaired to prevent damp penetration from occurring.

Condition rating 2.

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.

There are no visible British Standard marks to some of the glazing. This suggests that it is not safety glass and does not meet current standards and should be upgraded as a precaution. See Section J3.

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.

E6 Outside doors (including patio doors)

The doors are a combination of timber and aluminium construction and are partly glazed. 1

The doors were found to be dated however, are in generally satisfactory condition with no significant defects noted. Ongoing repairs should be anticipated as part of future maintenance cycles.

Condition rating 1.

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

E7 Conservatory and porches

The property has a conservatory to the rear which is of PVC framed construction built off a stone dwarf wall under a PVC glazed roof. 1

The conservatory was found to be in generally satisfactory condition with no significant defects noted. Ongoing maintenance will be required.

Condition rating 1.

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

The foundations to a conservatory are invariably not to the same standard as the main property and can therefore be prone to movement between the two structures. Some future repairs may be required.

The conservatory is thermally attached to the main property being open to the main dwelling and heated from the main house heating source. This structure would therefore have required Building Regulation approval and this should be confirmed by your Legal Adviser. See Section I1.

Property address

E

Outside the property (continued)

E8 Other joinery and finishes

The property has fascias, soffits and bargeboards which are a combination of PVC and timber construction.

We noted that the paintwork to the timber joinery is weathered and flaking in places. The affected areas should be rubbed down and re-painted to protect from rot.

Condition rating 2.

2

E9 Other

Not Applicable.

NI

Property address

F

Inside the property

Limitations to inspection

At the time of our inspection the property was fully furnished with fitted carpets and other floor coverings throughout. Furniture was not moved and floor coverings have not been lifted. Accessible and visible areas only have been inspected.

We noted the use of decorative coverings to the walls/ceilings. Due to the presence of these coverings we were unable to make a visual inspection of the plasterwork beneath and we are therefore unable to comment upon its condition.

Our inspection of the roof space was hindered due to the presence of timber boarding, insulation, personal possessions.

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.

The original roof void has been converted to provide additional accommodation and most of the roof construction is now concealed.

The inspection of sub-floor voids was restricted to those areas readily visible from within the standing basement area.

1 2 3 NI

F1 Roof structure

Access to the roof void is from eaves access hatches within the loft room.

2

The roof structure is formed of traditional timber construction.

From the limited inspection available we saw no signs of significant deflection or movement.

Ventilation to the roof space is inadequate and improvements are required in order to avoid condensation affecting timbers and other surfaces. This can be achieved by airbricks built into external gable walls or by vents cut into soffits at eaves level. Alternatively, ventilators may be installed on the roof slopes or main ridge.

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 felt lining to the underside of the roof covering is damaged in places. Repairs are required in order to prevent damp penetration from entering the roof space.

Condition rating 2.

Roofing felt can become brittle with age, particularly when exposed to sunlight, rainwater and wind action. The roof covering should be maintained in good condition. It must be noted that the felt lining can fail at any time.

F2 Ceilings

The ceilings are of lath and plaster construction.

2

The plasterwork was seen to be in rather basic condition and cracking/sagging was noted. This is common within plasterwork of this type and age and further deterioration is inevitable. Lath and plaster ceilings are difficult to repair as large areas can be dislodged by the repair work itself. In some cases it may be more economical to replace the whole ceiling.

Condition rating 2.

Lath and plaster ceilings of this age can be prone to sudden, partial or complete failure. Care should be taken when removing paper coverings as further damage may be caused.

Property address

F

Inside the property (continued)

F3 Walls and partitions

Internal walls and partitions are of solid construction.

2

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

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.

Damp meter readings were taken at selected intervals on internal wall surfaces. No evidence of significant internal dampness was detected at the time of my inspection.

Condition rating 2.

F4 Floors

Internal floors are of suspended timber construction.

3

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

Defects were noted including a number of loose/creaking floorboards at first floor level and these should be repaired.

From our inspection of the cellar we noted that some of the floor timbers to the bay window area within the lounge have been replaced with additional support provided to the floor structure. No defects were noted during our inspection, however, your Legal Advisers should check whether any guarantees are available for the work carried out.

Sub-floor ventilation

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.

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

F5 Fireplaces, chimney breasts and flues

The property has a fireplace within the lounge which incorporates an electric fire. The fireplace within the dining room is currently unused, however, could be utilised as an open fire.

3

The electric fire appears to be in satisfactory condition, however, the appliance has not been checked or tested in any way. We would recommend that the appliance is checked and tested prior to its use.

Condition rating 3.

If you propose to use the fireplaces, we recommend that the flues are swept before use. It is also likely that any original flue linings in a building of this age have deteriorated and may need to be renewed. You should obtain further advice from a HETAS registered contractor.

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

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.

1

Condition rating 1.

Property address

F

Inside the property (continued)

Flexible sealants around sinks and worktops are a regular source of damp penetration and should be regularly checked and maintained to prevent rot from occurring.

F7 Woodwork (for example, staircase and joinery)

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. 2

The property has a timber staircase which was carpeted to the outer surface and underdrawn to the underside and could not be inspected although no major defects were noted.

We noted that some of the internal doors do not fit properly and require adjustment.

Internal decorations

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 fittings

The bathroom fittings were found to be in generally satisfactory condition, subject to some general wear and tear, with no significant defects noted. 1

Condition rating 1.

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

F9 Other

There is a cellar, accessed via a doorway in the kitchen. The cellar is poorly ventilated and improvements are required in order to prevent problems arising from condensation and damp. The cellar is only suitable for the storage of non-perishable items. 2

From our inspection of the cellar we noted that replacement floor timbers have been provided and you should see our comments in Section F4 - Floors in this regard.

Condition rating 2.

Because the basement area is beneath external ground level, some dampness in this area is to be expected. However, penetrating/rising damp is at an acceptable level in the subject property, there being no lying water during our inspection.

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.

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>.

Property address

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 were therefore unable to inspect any aspect of the drainage system.

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 and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.

Mains electricity is connected with the meter and consumer unit located in the cellar.

3

Deficiencies within the electrical installation were noted during our inspection and the installation is unlikely to comply with modern regulations and upgrading/repair work is likely to be required. 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 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.

Mains gas is connected to the property with the meter being located in the cellar.

3

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

Mains water is connected to the property with the stop valve being located in the cellar.

3

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.

Our inspection revealed that parts of the system incorporate lead pipework which is considered to be a health and safety risk. We would recommend that estimates are obtained from a suitably qualified person and all lead pipework completely removed. This should be undertaken prior to use. See section J3.

The property has a water tank within the loft which is of PVC construction. The tank appears to be in satisfactory

Property address

G

Services (continued)

condition with no significant defects noted.
Condition rating 3.

G4 Heating

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. 3
Condition rating 3.

G5 Water heating

Hot water is provided by the main heating boiler and is stored in a hot water storage cylinder which is fitted with a supplementary electric immersion heater. See our comments in Section G4 above. 3
Some of the components of the hot water system are of some age and reaching the end of their useful life. You should anticipate that maintenance costs will increase prior to replacement being required.
Condition rating 3.

G6 Drainage

Above ground drainage 1
The soil and vent pipe is of cast-iron construction.
This was found to be in satisfactory condition with no significant defects noted.
Condition rating 1.

Below ground drainage

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.
Not Inspected.

G7 Common services

Not Applicable NI

Property address

H

Grounds (including shared areas for flats)

Limitations to inspection

Not Applicable

1 2 3 NI

H1 Garage

The property has a detached single garage to the rear which is of precast concrete panel construction under a pitched roof covered with asbestos sheets. 2

The garage is in generally satisfactory condition having regard for its age and use, however, we did note minor damage to the concrete panels in places. Ongoing maintenance will be required.

Condition rating 2.

You should ensure that your electrician checks the garage electrics as part of the overall system inspection.

As noted above, parts of the garage are made out of material that may contain asbestos. These appear to be in satisfactory condition at present and should present no health risk if undisturbed. However, they should not be cut or worked in any way and specialist advice must be sought prior to being removed as this will prove costly. See section J3.

H2 Other

Not Applicable

NI

H3 General

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

The boundaries of the property comprise stone walling and timber 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.

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

Property address

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, we may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

I1 Regulation

The replacement windows/doors and conservatory would have required Building Regulation approval and your Legal Adviser should confirm that all necessary consents were obtained from the local authority.

I2 Guarantees

We have been informed by the Vendor that there are no guarantees to pass with the property. This should be confirmed by your Legal Advisers.

I3 Other matters

Prior to exchange of contracts, your Legal Adviser should make enquiries into the following:

Tenure;

Road adopted;

Ownership / maintenance of boundaries;

Flood risk;

Mining risk;

Radon.

Property address

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 the building

E1: Chimneys - defective render and no cowls fitted;
 E2: Roof coverings - defective ridge pointing and a number of chipped/slipped slates;
 E4: Main walls - inadequate sub-floor ventilation:
 F1: Roof structure - inadequate ventilation;
 F4: Floors - inadequate sub-floor ventilation.

J2 Risks to the grounds

I saw no evidence of movement within this property associated with former mining activity. You should ask your Legal Adviser to investigate whether coal/mineral extraction is continuing and explain the implications. If it is they should also determine whether the mining organisation would accept liability for any damage and future damage occurring in this area.

J3 Risks to people

E5: Windows – possible unsafe glazing;
 E6: Doors – possible unsafe glazing;
 F5: Fireplaces – require safety check;
 G1: Electricity - require safety check;
 G2: Gas - require safety check;
 G3: Water – lead pipework;
 G4: Heating - require safety check;
 G5: Water Heating - require safety check;
 H1: Garage – possible asbestos.

J4 Other

Not Applicable

Property address

K

Valuation

In my opinion the market value on

as inspected was:

(amount in words)

Tenure

Area of property (sq m)

The valuation has been undertaken in accordance with the RICS Valuation Professional Standards (Red Book) 2014 - including the International Valuation Standards.

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

(amount in words)

In arriving at my valuation, I made the following assumptions.

With regard to the materials, construction, services, fixtures and fittings, and so on I have assumed that:

- an inspection of those 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 account of any furnishings, removable fittings or sales incentives.

With regard to 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, that the property is not affected by problems which would be revealed by the usual legal inquiries and that 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).

Any additional assumptions relating to the valuation

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

My opinion of the Market Value shown here could be affected by the outcome of the enquiries by your legal advisers (section I) 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

Property address

K

Valuation (continued)

Note: You can find information about the assumptions I have made in calculating this reinstatement cost in the 'Description of the RICS HomeBuyer Service (Survey & Valuation)' provided. 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.

Property address



Surveyor's declaration

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

Signature

Surveyor's RICS number

1243849

Qualifications

MRICS

For and on behalf of

Company

Flint Ross Moorhouse Limited

Address

Rutledge Mews, 1 Southbourne Road,

Town

Sheffield

County

S Yorkshire

Postcode

S10 2QN

Phone number

0114 2686888

Website

www.flintross.co.uk

Fax number

0114 2686222

Email

Property address

Client's name

Date this report was produced

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 sign 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 Consumer Rights Act 2015 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 HomeBuyer Report Service' (at the back of this report) for details of what is, and is not, inspected.

Property address

What to do now

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified.

You should get at least two quotations from experienced contractors who are properly insured. You should also:

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

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

Further investigations

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

Who you should use for these further investigations

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

What the further investigations will involve

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

When to do the work

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

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

Warning

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

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

Description of the RICS HomeBuyer (Survey & Valuation) Service

The service

The RICS HomeBuyer (Survey & Valuation) Service includes:

- an inspection of the property (see 'The inspection');
- a report based on the inspection (see 'The report') and
- a valuation, which is part of the report (see 'The valuation').;

The surveyor who provides the RICS HomeBuyer (Survey & 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 account of any repairs or replacements the property needs; and
- consider what further advice you should take before committing to purchase the property.

The inspection

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

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

Services to the property

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

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained.

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

Flats

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

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, he or she should recommend a further investigation. The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the surveyor assumes that there is a '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 inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed.

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

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

Condition ratings

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

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

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

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

NI – not inspected.

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

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

Energy

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

Issues for legal advisers

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

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

Description (continued)

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

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

Risks

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

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

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 the 'Reinstatement cost' section).

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 account of 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, that the property is not affected by problems which would be revealed by the usual legal enquiries and that 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 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).

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 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 HomeBuyer (Survey & Valuation) Service ('the service') described in the 'Description of the RICS HomeBuyer (Survey & Valuation) Service', unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:
 - costing of repairs;
 - schedules of works;
 - supervision of works;
 - re-inspection;
 - detailed specific issue reports; and
 - market valuation (after repairs).
- 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, value and report on the property and is a member of the RICS Valuer Registration Scheme.
- 3 Before the inspection – you tell the surveyor if there is already an agreed or proposed price for the property, and if you have any particular concerns (such as plans for extension) about the property.
- 4 Terms of payment – you agree to pay the surveyor's fees and any other charges agreed in writing.
- 5 Before the inspection – nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 or the Consumer Rights Act 2015, or under any such other legislation as may from time to time be applicable. Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract. Please note that where you have specifically requested that the surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the surveyor up until the date of cancellation.
- 6 Liability – the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Complaints handling procedure

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

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

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

Home Surveys information sheet

Helping you choose the right survey

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

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

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

Buying a home

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

Selling a home

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

Staying at home

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

Buying or selling? Survey your options

The RICS Condition Report – survey level one

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

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

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

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

The RICS HomeBuyer Report (Survey) – survey level two

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

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

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

The RICS HomeBuyer Report (Survey & Valuation) – survey level two

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

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

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

The RICS Building Survey – survey level three

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

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

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

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

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

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

At-a-glance survey comparisons

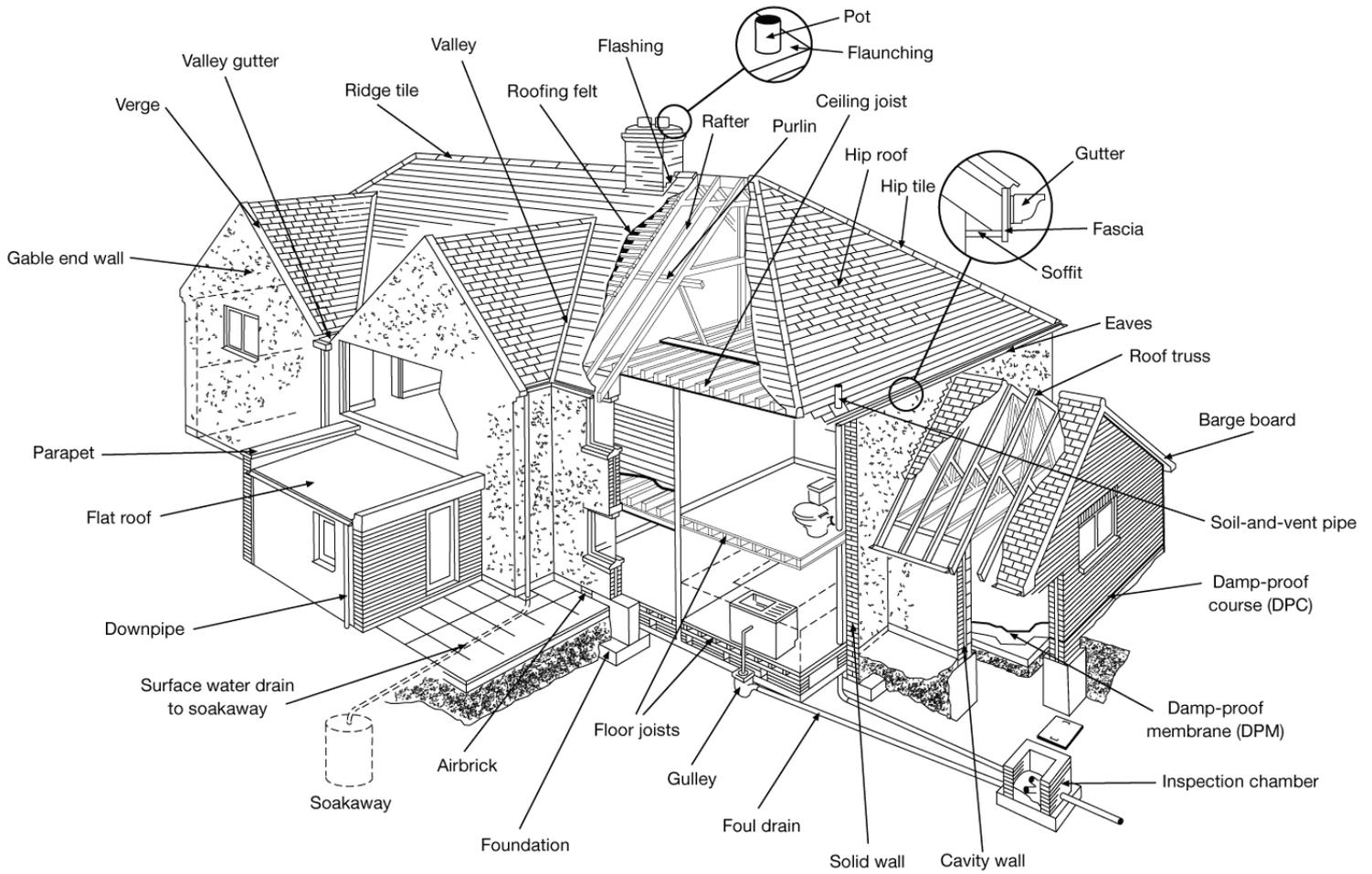
This table will help you choose the most appropriate survey, but if you have any particular requirements, remember to discuss them with your surveyor before they inspect the property. The surveyor may be able to provide you with extra services, under separate contracts.

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

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

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

Typical house diagram



Maintenance tips

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

Outside the property

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

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

Maintenance tips (continued)

Inside the property

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

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

Services

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

Grounds

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