

LEVEL 2

Your survey and valuation report

Property address

100 Any Avenue, Northampton, Northants, NN10 1AB

Client's name

Jim Smith

Inspection date

1st July 2022

Surveyor's RICS number

6661427

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About the inspection and report

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

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

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

- We only carry out a visual inspection. Also, we do not remove secured panels or undo electrical fittings.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.

A

About the inspection and report

- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

Reminder

Please refer to your **Terms and Conditions** that were sent to you at the point you (the client) confirmed your instruction to us (the firm), for a full list of exclusions.

About the inspection

Surveyor's name

Charles Parkhouse

Surveyor's RICS number

6661427

Company name

Homesurv Ltd

Date of the inspection

1st July 2022

Report reference number

C123456

Related party disclosure

I am not aware that there is any conflict of interest as defined in the RICS Valuation Standards and RICS Rules of Conduct.

Full address and postcode of the property

100 Any Avenue, Northampton, Northants, NN10 1AB



Main image

Weather conditions when the inspection took place

The inspection was undertaken in fine/dry conditions which followed a period of generally wet weather.



About the inspection

Status of the property when the inspection took place

When I inspected the property it was unoccupied and unfurnished but fitted floor coverings were laid throughout.

B

Overall opinion

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

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

Important note

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

Summary of condition ratings

Overall opinion of property

The property is displaying signs of a lack of general maintenance and is also in need of some upgrading/modernisation. On the assumption that the matters raised within the report are carried out to a satisfactory standard, there is no reason why there should be any difficulty on resale assuming normal market conditions. The property is considered to be a reasonable proposition for purchase at the valuation given within section J: below.

IMPORTANT NOTE: The primary objective of this report is to identify serious defects and urgent repairs. However, because of the increasing emphasis being placed on health and safety issues the report will highlight any perceived risks. Such risks will be more prevalent in older properties for example; steep staircases and open tread staircases, doors with non-toughened glass, asbestos containing materials, old service installations such as gas and electricity or service installations that have not been regularly maintained or tested. Because of the perceived risks to people such conditions will automatically receive a Condition Rating of 3 (red) in this report. In an older property there can be many areas where it does not meet the current regulations in respect of health and safety and the above approach will tend to give an overly distorted view but it should be appreciated that similar situations will exist in most properties of the same age. Where the failure to meet current health and safety is solely due to the age of the property then there will be no obligation upon the new owner to remedy this situation.

Summary of condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.

3

Elements that require urgent attention

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

Element no.	Element name	Comments (if applicable)
D2	Roof coverings	
E1	Roof structure	
E6	Built-in fittings	
E7	Woodwork	
E8	Bathroom fittings	
F1	Electricity	
F2	Gas/Oil	
F3	Water	
F4	Heating	
F5	Water heating	
G1	Garage	
G3	Other	

2

Elements that require attention but are not serious or urgent

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

Element no.	Element name	Comments (if applicable)
D4	Main walls	
E2	Ceilings	

Summary of condition ratings

E5	Fireplaces	
F6	Drainage	

1

Elements with no current issues

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

Element no.	Element name	Comments (if applicable)
D1	Chimney stacks	
D3	Rain water pipes and gutters	
D5	Windows	
D6	Outside doors	
D8	Other joinery and finishes	
E3	Walls and partitions	
E4	Floors	
E9	Inside other	

NI

Elements not inspected

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

Element no.	Element name	Comments (if applicable)
D7	Conservatory and porches	
D9	Outside other	
F7	Common services	
G2	Permanent outbuildings	

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

About the property

Type of property

The property is a semi-detached house and has two storeys.

Approximate year the property was built

1935

Approximate year the property was extended

Approximate year the property was converted

Information relevant to flats and maisonettes

Construction

The property is constructed using traditional materials and techniques.
The main walls are of 225mm solid construction with render to the elevations.
The main roof is of conventional timber frame construction covered with slates.
The floors are of suspended timber construction.
The windows are a mix of uPVC double glazed and timber single glazed.



About the property

Accommodation

	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser- vatory	Other
Lower ground								
Ground	1				1			1
First		3	1					1
Second								
Third								
Other								
Roof spaces								



Energy efficiency

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

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

Energy efficiency rating

E51

Issues relating to the energy efficiency rating

Not all the main walls are cavity walls, the majority are solid with cavity to the lower portion. In addition, the EPC makes reference to 100mm of loft insulation, in reality this is nearer none to 50mm. These facts will have a negative impact on the energy efficiency rating of the property as currently shown in the EPC.

Mains services

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

☒

Gas

☒

Electric

☒

Water

☒

Drainage

Central heating

☒

Gas

☐

Electric

☐

Solid fuel

☐

Oil

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

None apparent.

Other energy matters

The EPC makes ten recommendations for improving the energy efficiency of the property. Taken in order these are: 1) Increase loft insulation to 270mm. This should be urgently undertaken. 2) Install cavity wall insulation. This should be considered but it is important to only contract to an established installer offering an insurance backed guarantee. There are limitations to this insulation as not all walls are cavity walls. 3) Install floor insulation to the suspended floors. This relates to the ground floors and should be considered although it is significant disruption for relatively little gain. 4) Add additional 80mm jacket to the hot water cylinder. This should be considered as it is cost effective. 5) Install low energy lighting. Again this is cost effective and should be considered. 6) Install hot water cylinder thermostat. Again this should be considered although it is not as cost effective as adding additional insulation to the cylinder. 7) Install heating controls, i.e. a room thermostat. This should be considered. 8) Replace the existing boiler with a condensing boiler. Condensing boilers are significantly more efficient and will help to save money. 9) Install solar water heating and 10) Install solar photovoltaic panels. Recommendations 9 and 10 are particularly capital intensive and you should seriously consider your long term ownership/occupancy of the property prior to investing at these levels. When considering installation of a condensing boiler and other improvements recommended for the hot water installation you could consider full replacement of the entire heating and hot water installation for a mains pressure system that is more efficient and more



Energy efficiency

Other energy matters

readily controlled and it may be more cost effective.

Location and facilities

Grounds

Open plan front garden and enclosed rear garden.
There is a detached single garage located within the site.
There are no permanent outbuildings.

Location

The property is situated in a suburban locality comprising predominantly privately owned houses of a similar age and style.

Facilities

The usual residential facilities are within easy access.

Local environment

Public Health England has identified the area of Northamptonshire as one in which, in more than 1% of the dwellings, the levels of Radon gas entering the property is such that remedial action is recommended. It is not possible in the course of an inspection/survey to determine whether Radon gas is present in any given building as the gas is colourless and odourless. Tests can be carried out to assess the level of Radon gas in a building. Test instruments and results are available by post from the Centre for Radiation, Chemical and Environmental Hazards. Chilton, Didcot, Oxon, OX11 0RQ. Tel. 01235 822622. Email enquiries@bgs.a.u.k <https://www.ukradon.org/contactform> and other approved laboratories. The minimum testing period is three months. Public Health England strongly advises against using shorter term testing instruments as they can give misleading results. If tests have not been carried out they are recommended. Where Radon is discovered, it has been the experience of the Public Health England that it is not expensive in proportion to the value of the property to affect the recommended remedial measures, please see section I: Risks, **Condition Rating - 3**.

D

Outside the property

Outside the property

Limitations on the inspection

Owing to the existence of scaffolding to the right gable part of the gable was obscured as was part of the right roof slope and could not be fully inspected.

D1 Chimney stacks

There is a single, brick built chimney stack. The weather detailing at the base of the stack (called a flashing) is formed in lead. 1

Slight distortion caused by heat is apparent to the chimney stack. However, the chimney is considered to be stable and repair is not considered necessary, **Condition Rating - 1.**

As to be expected with mortar pointing in such an exposed location general weathering is evident. Attention to this considered to be normal maintenance. To repair/maintain chimney stacks safely, contractors may have to use appropriate access equipment (e. g. scaffolding, hydraulic platforms, etc). This can increase the cost of the work, **Condition Rating - 1.**



Chimney stack

D2 Roof coverings

The main roof is of pitched construction with a slate covering and this does not have a secondary waterproof barrier (roofing felt). The roof to the bay window is of flat construction with mineral felt covering. 3

Not untypical of an original slate roof covering of this age there are a small number of broken/slipped slates. In the absence of a waterproof lining below, these defects have resulted in damp penetration and, therefore, repairs are considered to be serious and urgent, please see section I: Risks. Roofs of this age will demand a high degree of ongoing maintenance to ensure that they remain watertight. In addition, repointing of the ridge/hip tiles is also required, **Condition Rating - 3.** You are advised to instruct a competent roofing contractor to carry out further investigation by inspecting the roof covering to establish the condition and extent of the problems and make recommendations for any remedial measures necessary.

The flat roof to the bay window has leaked in the past. When tested with a moisture meter it was found to be dry however the replacement roof covering is some years old. You should budget to replace this in the short to medium term, **Condition Rating - 2.**

D

Outside the property

You should be aware that flat roof coverings have a limited life compared with sloping roofs. They demand a high degree of maintenance and failure can occur with little warning, **Condition Rating - 1.**



Felt roof covering to bay window from above

D3 Rainwater pipes and gutters

The rainwater gutters and downpipes are made of uPVC.

No serious defects or urgent repairs were observed but normal maintenance will be necessary, **Condition Rating - 1.**

1

D4 Main walls

The main walls are of 225mm thick conventional masonry construction with no air gap between the inside and outside faces (known as a solid wall). The outside face consists of render with the lower portion comprising a 275mm thick conventional masonry construction with a space between the inside and outside faces (called a cavity wall).

The outside walls have a barrier against dampness rising from the ground (called a damp-proof course or DPC) consisting of bitumised felt and two courses of dense engineering bricks located at the base of the building to the front elevation only. Regularly spaced air bricks located at the base of the building provide sub-floor ventilation to the suspended timber floors. These should be kept clear and free from obstruction at all times.

Parts of the render coating are cracked. Defects in the render coating can allow the rain into the wall and in the worse case, cause dampness internally. You should repair this soon. This is considered to be more than normal maintenance but is not serious or urgent, **Condition Rating - 2.**

Slight stepped cracking is evident to the front bay brickwork. This is considered to be attributable to normal thermal movement and a minor defect which does not have any serious structural significance, **Condition Rating - 1.**

All walls are generally true and free from significant distortion and deformation. Normal maintenance will be necessary, **Condition Rating - 1.**

Window sills comprise clay tiles. If not maintained properly these have a tendency to allow water to

2

D

Outside the property

permeate through the brickwork joint causing internal dampness below sill level. Care should be taken to ensure the mortar joints are well pointed at all times, **Condition Rating - 1.**



Minor render crack above porch



Render cracking to rear



Cracking to bay window



Cracking to right gable

D5 Windows

The windows are predominantly a mixture of uPVC/double glazed and wooden/single glazed.

1

No serious defects or urgent repairs were observed but normal maintenance in the form of adjustment and lubrication of the hinge & latch mechanisms will be necessary, **Condition Rating - 1.**

As to be expected with joinery of this age limited decay/deterioration exists and some repair is necessary which is considered to be normal maintenance, **Condition Rating - 1.**

Some windows are likely to have been replaced post 2002. You should ask your Legal Adviser to confirm that this was carried out with the appropriate approvals/certificates, please see section H: Issues For Your Legal Adviser.

Outside the property

D6 Outside doors (including patio doors)

The external doors are of uPVC.

1

No serious defects or urgent repairs were observed but normal maintenance will be necessary,
Condition Rating - 1.

No serious defects or urgent repairs were observed but normal maintenance in the form of adjustment and lubrication of the sliding/latch mechanisms to the patio door will be necessary,
Condition Rating - 1.

D7 Conservatory and porches

There are none. The recessed porch is integral to the main build and is covered elsewhere within this **NI** report.

D8 Other joinery and finishes

Other joinery includes such components as soffits, rafter feet, etc. These are the original and are of wood.

1

No serious defects or urgent repairs were observed but normal maintenance will be necessary,
Condition Rating - 1.



Redecorate rafter feet & soffits as normal maintenance

D9 Other

There are none.

NI

E

Inside the property

Inside the property

Limitations on the inspection

Owing to the presence of fitted floor coverings I could not inspect most floor surfaces.

There is a small element of the roof structure hidden behind lath and plaster at the sloped junction of the ceiling and wall in the first floor. Consequently it is not possible to inspect these hidden roof timbers.

Many ceilings and some walls were papered with anaglypta and vinyl. This is a thick/heavy paper which conceals many defects. Consequently the ceilings could not be thoroughly examined.

Stored carpet and other waste items within the roof space inhibited the inspection.

E1 Roof structure

The main roof is of conventional timber frame construction.

3

It is evident from an internal inspection of the roof space that the slate covering is allowing rainwater penetration. Due to the staining on the lath and plaster ceilings below it appears to have been progressing for some period of time. However, during the inspection no wet rot was noted to the timber structure. It is however imperative that all leaks are dealt with and repaired urgently, please refer to D2: Roof Coverings, **Condition Rating - 3**. You are advised to instruct a competent roofing contractor to carry out further investigation by inspecting the roof covering to establish the condition and extent of the problems and make recommendations for any remedial measures necessary.

Properties of this age are prone to defects such as infestation by wood boring insect and timber decay. I should point out that within the limitations of this inspection only a representative sample of timbers were inspected. Although, I saw no evidence of such problems, the possibility of concealed defects being present cannot be entirely ruled out, **Condition Rating - 1**.



Carpet and other waste to be removed from roof space

E2 Ceilings

The ceilings are the original and of lath and plaster construction.

2

The ceiling to the sitting room bay window is cracked and damaged and in poor condition. Replacement of this is considered to be more than normal maintenance but not serious or urgent, **Condition Rating - 2**. The ceiling was tested with a moisture meter and was found to be dry.

As to be expected with ceilings of this age, some evidence of unevenness, hollowness and cracking

Inside the property

is apparent which is indicative of the plasterwork having become detached, in places, from the supporting laths. This is only to be expected with a property of this age and although no immediate action is considered warranted you should be aware that repairs may arise during your ownership. This is considered to be normal maintenance, **Condition Rating - 1.**

Localised water staining was noted to some first floor ceilings and this is attributable to recent rainwater penetration as detailed in D2: Roof Coverings and E1: Roof Structure, **Condition Rating - 1.**

The textured decorative coating to some ceilings may contain small amounts of asbestos fibres. These are not considered to be a risk in their present condition but if they are disturbed, they could be a safety hazard, **Condition Rating - 1.**



Bay window ceiling cracked and damaged



Water stained ceiling due to water penetration



Stains due to rain water

E3 Walls and partitions

The partition walls are of masonry construction which have been plastered.

A wall has been removed from between the two reception rooms. I can't comment on the need or provision for alternative support above because this is hidden by the structure. However, this

1

Inside the property

alteration appears to have been undertaken some time ago and there is no evidence of distress. I, therefore, have no concerns, **Condition Rating - 1.**

Water staining was evident to the inside right hand gable wall in the kitchen. This appears to be the result of historic leakage of an earlier soil and vent pipe which has consequently been replaced. This does not warrant further investigation, **Condition Rating - 1.**

Damp proofing techniques used in this period were not as effective as the materials and methods used today. Consequently, the damp proofing arrangements may not be entirely effective. Localised dampness was noted to some lower internal walls. This indicates that the damp proof course is not entirely effective and remedial measures may be necessary. However, presently levels of dampness are not causing any deterioration to the structure or internal finishes. Remedial measures are not considered to be required at the present time, **Condition Rating - 1.**



Wall removed between the two reception rooms



Historic staining

E4 Floors

The floors are of suspended timber construction.

A slight slope was noted to the hall floor. Settlement of this type usually occurs in the early life of a building and is not unusual in a property of this age, **Condition Rating - 1.**

A degree of creakiness and unevenness was noted to the timber floors. This is not untypical of this type of flooring material and is likely to be attributable to the initial 'bedding down' during the early life of the building. It is not considered to warrant any major repair but the provision of additional fixing screws to the boarding may help alleviate the problem to a degree. This is considered to be normal maintenance, **Condition Rating - 1.**

It is not unusual to find, with this type of flooring, that some localised/minor repair is required once the carpets are removed. This is considered to be normal maintenance, **Condition Rating - 1.**

Properties of this age are prone to defects such as infestation by wood boring insect and timber decay. I should point out that within the limitations of this inspection only a representative sample of timbers were inspected. Although, I saw no evidence of such problems, the possibility of concealed defects being present cannot be entirely ruled out, **Condition Rating - 1.**

1

Inside the property

E5 Fireplaces, chimney breasts and flues

The property would have been constructed with a number of chimney breasts and fireplaces.

2

There is a chimney breast in the rear reception room which continues through to the bedroom above. The chimney breast in the sitting room and bedroom over have been removed. However, the brick flue (base of the stack) remains within the roof space. Although, this remaining section has been provided with a timber support this does not comply with current Building Regulations. You should consider seeking the advice of a competent building contractor with a view to providing an improved support system to comply with current Building Regulations. This is more than normal maintenance but is not considered to be either serious or urgent, **Condition Rating - 2.**

One of the two remaining fireplaces have been removed and the former openings have been sealed. Consideration should be given to capping and ventilating the obsolete flues both at the top and the bottom to minimise the risk of damp penetration and condensation building up within the flue. This is considered to be more than normal maintenance but is not considered to be either serious or urgent, **Condition Rating - 2.**



None standard support to flue above front bedroom

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

The kitchen is inadequately fitted with units which are dated.

3

The fittings are damaged and badly worn and replacement is required, **Condition Rating - 3.** You are advised to instruct a competent contractor to quote to replace the kitchen units in full.

Inside the property



Old kitchen units

E7 Woodwork (for example staircase joinery)

Internal joinery includes, skirting boards, architraves, doors and door linings and staircases.

3

Some aspects of the staircase/balustrades are not to current standards, for instance the height of the balustrade and spacing between the spindles and, therefore, may present a safety hazard to young children. However, this is typical of a property of this age and there is no obligation upon you to remedy this situation but you should exercise care in using them. You must accept that older staircases will not be as safe as modern ones, please refer to section I: Risks, **Condition Rating - 3**.

It was noted that some internal doors are fitted with glazing. This is unlikely to consist of toughened glass and, therefore, a safety hazard should people fall against it. Consideration should be given to having it replaced for safety reasons. Please see section I: Risks, **Condition Rating - 3**.



Spindle spacing a risk to children & handrail height too low



Spindle spacing a risk to children & handrail height too low

Inside the property



Probably non-dafety glazing to some internal doors

E8 Bathroom fittings

The bathroom has a typical range of sanitary fittings.

3

The fittings are worn and are due for replacement, **Condition Rating - 3.**

I have frequently experienced problems relating to showers where the seals around the shower tray are inadequate or defective and/or the shower curtain is ineffective leading to leakage and overspillage. Prolonged leakage and overspillage can lead to serious deterioration to the floor and ceiling directly below. I saw nothing to suggest that problems exist at the present time but you are strongly advised to ensure that the seals and curtains are effective at all times, **Condition Rating - 1.**



Old and worn bathroom suite due for replacement

E9 Other

Older paint surfaces (usually those applied before 1960) may contain high levels of lead. These are not considered to be a risk in their present condition but they can be a safety hazard if disturbed. You should follow the recommendations of the Department of the Environment for Food & Rural Affairs when redecorating (see www.hse.gov.uk), **Condition Rating - 1.**

1



Inside the property

F

Services

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

Services

Limitations on the inspection

There were no specific limitations.

F1 Electricity

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

There is a mains electricity supply. The meter is located in the porch and the consumer unit is located in the hall.

3

Surveyors are not specialists in this particular field. However, I noted a number of features such as dated and mixed fittings along with original consumer units that concern me. In addition, I saw no evidence that the system has been inspected or tested recently. It would be advisable to arrange for a test and visual examination of the electrical system to be undertaken by an 'authorised competent person' such as an NICEIC/NCA (<http://www.niceic.com/householder/find-a-contractor>) qualified electrician. This should be undertaken prior to your commitment to purchase, please see section I: Risks, **Condition Rating - 3.**



Electric meter



Original consumer units

Services

F2 Gas/oil

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

There is a mains gas supply and the meter is located in the understairs cupboard. In addition, there is a gas oven in the kitchen and a gas fire in the garage. 3

Surveyors are not specialists in this particular field. However, I noted an old and damaged gas fire in the garage and that concerned me. In addition, I saw no evidence that the system has been inspected or checked recently. It would be advisable to arrange for a gas safety check of the gas installation/appliances to be undertaken by a registered Gas Safe engineer. This should be undertaken prior to your commitment to purchase, please see section I: Risks, **Condition Rating - 3.**



Gas meter to understairs cupboard

F3 Water

There is a mains water supply to the property. The internal stop tap is located beneath the kitchen sink. The water storage tanks are constructed of uPVC and located in the loft space. 3

The cold water storage tank does not have a close fitting lid and this could allow debris to fall into the stored water. Consideration should be given to fitting an appropriate lid. This is considered to be urgent but not serious, please see section I: Risks, **Condition Rating - 3.**

The water storage tank and adjacent pipework is not insulated and could freeze during cold weather. The resulting leaks could damage the rest of the building. Consideration should be given to insulating these. This is considered to be urgent but not serious, please see section I: Risks, **Condition Rating - 3.**

Elsewhere, no serious defect or urgent repairs were observed but normal maintenance will be necessary, **Condition Rating - 1.**



Uncovered and poorly lagged cold water tank in loft

F4 Heating

A regular gas boiler in the kitchen provides domestic hot water and heats a system of panel radiators located in most main rooms.

3

Surveyors are not specialists in this particular field. However, I am concerned regarding the advanced age of the boiler. The maintenance costs will increase over time and many boilers may need replacing after 10 to 15 years. This boiler is older than that and is likely to require replacement in the very near future. In addition I saw no evidence of regular servicing. You should ask a registered Gas Safe engineer to inspect the system prior to your commitment to purchase and you should not use the system until this has been done, please see Section I: Risks, **Condition Rating - 3.**



Old boiler

Services

F5 Water heating

The hot water is provided by the main heating boiler with a separate hot water storage cylinder located in the understairs cupboard.

3

Surveyors are not specialists in this particular field. Although I saw no features that concern me I saw no evidence to confirm that the system has been recently serviced. You should ask a registered Gas Safe engineer to inspect the system prior to your commitment to purchase and you should not use the system until this has been done, please see section I: Risks, **Condition Rating - 3.**



Hot water cylinder in under stairs cupboard

F6 Drainage

Below Ground Drainage

2

The property is connected to mains drainage.

The covers of three of the three located inspection chambers were lifted, one of the chambers was found to be clear, another was found to be partially blocked and should be cleared and another requires minor repair to the haunching (mortar/concrete moulding at the base of the drain). This is considered to be more than normal maintenance but is not serious or urgent, **Condition Rating - 2.**

The drains are likely to be shared with neighbouring properties. Your Legal Adviser should ensure that all arrangements are satisfactory, please see section H: Issues For Your Legal Adviser.

Above Ground Drainage

Waste pipes to the kitchen and bathroom are formed in uPVC and the soil & vent pipe which is located to the rear of the right gable is also of uPVC.

No serious defect or urgent repairs were observed but normal maintenance will be necessary, for instance the clamps that fasten the soil vent pipe to the wall require refixing, **Condition Rating - 1.**

Services

Images for **Below Ground Drainage**



Minor repairs to haunching required



Partially blocked drain



Clear chamber

Images for **Above Ground Drainage**



Re-attach fixing brackets to soil & vent pipe

F7 Common services

None noted.

NI

G

Grounds

(including shared areas for flats)

Grounds (including shared areas for flats)

Limitations on the inspection

I could not inspect all of the exterior of the garage from within the grounds of the subject property.

G1 Garage

The garage is built of brick beneath a pitched roof with a cement board covering.

3

The garage is a basic structure below the standard of modern garages. I noted numerous defects namely; broken glass to the window, blown plaster due to damp, weathered pointing, water ingress due to the failed roof and wet rot affecting the windows and doors. Repairs/renewals are required, please see section I: Risks, **Condition Rating - 3.**

The cement board roof may contain asbestos fibres and this is in a poor condition. You should ask a licensed asbestos specialist or a contractor experienced in this type of work to inspect this now and because of the asbestos content, the removal may be costly, please see section I: Risks, **Condition Rating - 3.**

There are low level glazed windows with both broken glass and non safety glass. This glazing should be replaced with safety glass or generally made safe, **Condition Rating - 3.**

Widespread weathering of the brickwork and mortar between the bricks (called the pointing) has occurred and this has allowed dampness to get in to the building, you should repair this as soon as possible. This is considered to be more than normal maintenance but is not serious or urgent, **Condition Rating - 2.**



Considerable wet rot to woodwork



Damp issues and blown plaster

G

Grounds (including shared areas for flats)



Low level and dangerous glazing



Considerable repointing required

G2 Permanent outbuildings and other structures

There are none.

NI

G3 Other

There is an ash tree close to the property, it is approximately 15 metres in height and some 4 metres from the bay window growing on Local Authority land. Whilst no associated damage was noted, trees can cause problems to structures and services located on shrinkable subsoils. The tree should be kept under strict control by regular lopping/pruning as has evidently already been the case, please see section I: Risks, **Condition Rating - 3**.

3



Large tree close to the property

H

Issues for your legal advisers

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

Issues for your legal advisers

H1 Regulation

Where the whole of a window frame or frames have been replaced, you should be aware that if this work was undertaken after April 2002 the Local Authority will need to have been satisfied that the works complied with current health, safety and energy conservation requirements. It follows that the work will have required Building Regulations approval or was undertaken by a FENSA/CERTASS approved contractor. You should ask your Legal Adviser to confirm this.

H2 Guarantees

It is unlikely that there are any guarantees which will pass with the property.

H3 Other matters

The drains are likely to be shared with neighbouring properties. You should ask your Legal Adviser to ensure that all arrangements are satisfactory in respect of the shared drainage system and confirm that connection is made to an adopted mains sewer.

You should ask your Legal Adviser to obtain confirmation of recent testing of the electrical installation.

You should ask your Legal Adviser to obtain confirmation of recent testing/checks of the gas installation/appliances.

You should ask your Legal Adviser to consider contacting the owner of the property on which the trees are located with a view to bringing their attention the potential risk caused by the trees and ask them to keep the trees under strict control by regular lopping/pruning.



Risks

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

Risks

I1 Risks to the building

D2: Leaking roof;
E6: Replace kitchen fittings;
E8: Replace bathroom fittings;
F3: Concerns about the water tanks;
G1: Serious defects to garage;
G3: Proximity of trees;

I2 Risks to the grounds

None apparent.

I3 Risks to people

C: Radon gas affected area;
E7: Non-compliant staircase;
E7: Possible non-compliant glazing to internal doors;
E9: Possible lead content in paint;
F1: Concerns and no evidence of testing of electrical installation;
F2: Concerns and no evidence of annual checks of gas installation/appliances;
F2: No carbon monoxide detectors;
F3: Concerns about the main water tank;
F4: Old boiler and no evidence of servicing.;
F5: No evidence of servicing of hot water cylinder/installation;
G1: Low level glazing;
G1: Asbestos containing materials;

Risks

I4 Other risks or hazards

None.

J

Property valuation

Property valuation

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

In my opinion the market value on as inspected was:

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

Tenure

Area of property (sq m)

Arriving at my valuation, I made the following assumptions:

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

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

Regarding legal matters, I have assumed that:

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

Property valuation

Reminder

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

Any additional assumptions relating to the valuation

The agreed price of £252,500 is considered to be 'full' in comparison with prices achieved for similar properties in the locality, but at the very top of an acceptable range of values. A reason for this is likely to be a lack of similar property available within the area, combined with a particularly strong and forward moving market. It is however apparent that we appear to be on the cusp of a slow down. Due to rises to interest rates and the prospect of further rate increases the property market is highly likely to fall and it is quite probable that a similar value may not be achieved in the event of a short to medium term re-sale.

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

Other considerations affecting value

None.

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

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

K

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

6661427

Phone number

01604 882522

Company

Homesurv Ltd

Surveyor's address

12 Market Place, Oundle, Peterborough, PE8 4BQ

Qualifications

AssocRICS Dipsurv RVal

Email

info@homesurvuk.com

Website

www.homesurvuk.com

Property address

100 Any Avenue, Northampton, Northants, NN10 1AB

Client's name

Jim Smith

Date this report was produced

31 March 2023

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

Signature

Security Print Code [432501 = 6608]



What to do now

Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

M

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

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

The service

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

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

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

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

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

The inspection

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

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

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

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

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

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

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

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

Services to the property

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

Outside the property

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

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

Flats

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

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

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

Dangerous materials, contamination and environmental issues

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

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

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

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey and valuation) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

Condition ratings

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

- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

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

- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

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

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

Energy

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

Issues for legal advisers

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

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

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

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

Risks

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

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

The valuation

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

Market value

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

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

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

The surveyor assumes that:

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

Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal enquiries, and all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions, and

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

- the property has the right to use the mains services on normal terms, and the sewers, mains services and roads giving access to the property have been ‘adopted’ (that is, they are under local authority, not private, control).

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

Reinstatement cost

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

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

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

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

Standard terms of engagement

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

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

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

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

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

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

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

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

This report is for use in the UK.



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

Complaints handling procedure

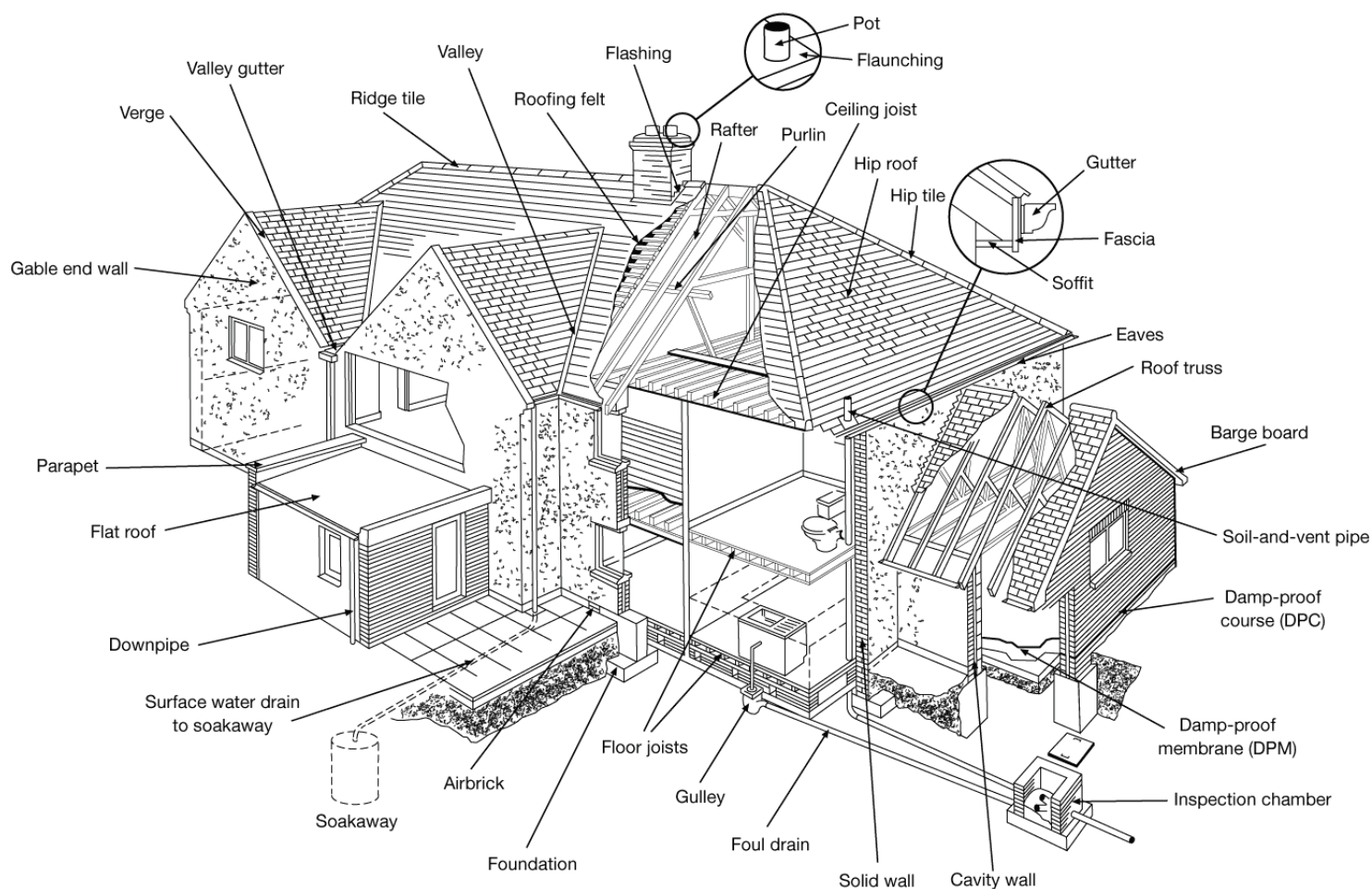
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

N

Typical house diagram

Typical house diagram

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



RICS disclaimer

You should know...

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

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

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 into the document, or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.

Maintenance tips

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

Outside the property

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

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

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 ones a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear there as necessary. Keep gullies free from debris.

Grounds

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