

LEVEL 3

Your survey report

Property address

1 Any Road, Stamford, Lincolnshire, PE9 1AB

Client's name

Mrs J Smith

Inspection date

1st July 2022

Surveyor's RICS number

6661427

3

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A

About the inspection and report

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



About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.

- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.



Reminder

Please refer to your **Terms and Conditions** 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

C3051876

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

1 Any Road, Stamford, Lincolnshire, PE9 1AB



Front



Rear

Weather conditions when the inspection took place

The inspection was undertaken during occasional rainfall which followed a short period of wet weather post drought.



About the inspection

Status of the property when the inspection took place

When I inspected the property it was occupied and fully furnished with fitted floor coverings laid throughout.

The vendors, who are in occupation, were present at the time of the inspection.

B

Overall opinion

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

Important note

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

Summary of condition ratings

Overall opinion of property

I consider the property to be a reasonable proposition for purchase, provided you are prepared to accept the cost and inconvenience of dealing with the various issues identified within the report. These matters are quite common in properties of this age and type. On the assumption that these issues are addressed there is no reason why there should be any difficulty on resale assuming normal market conditions.

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)
D1	Chimney stacks	
D4	Main walls	
F1	Electricity	
F2	Gas/Oil	
F4	Heating	
F5	Water heating	
G2	Permanent outbuildings	
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)
-------------	--------------	--------------------------

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)
D2	Roof coverings	
D3	Rain water pipes and gutters	

B

Summary of condition ratings

D5	Windows	
D6	Outside doors	
D8	Other joinery and finishes	
D9	Outside other	
E1	Roof structure	
E2	Ceilings	
E3	Walls and partitions	
E4	Floors	
E5	Fireplaces	
E6	Built-in fittings	
E7	Woodwork	
E8	Bathroom fittings	
F3	Water	
F6	Drainage	
G1	Garage	



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	
E9	Inside other	
F7	Common services	

Summary of condition ratings

Summary of repairs and cost guidance

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

Repairs	Cost guidance (optional)
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Further investigations

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

D1: Left chimney stack, investigate leak;
 D4/E4: Main walls, provide additional airbricks to sub-floor void;
 D4: Main walls, repair render;
 E4: Floors, timber treatment investigation to floor timbers;
 F1: Electrical installation inspection;
 F2: Gas installation inspection/safety report;
 F4/F5: Heating/Hot water installation inspection/safety report;
 G3: Boundary fence/wall repair.

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 detached house and has two storeys.

Approximate year the property was built

1750 - Estimated original build when a pair of thatched cottages.

Approximate year the property was extended

1990

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 a combination of 450-700mm rubble stonework with 225mm solid brickwork above and painted render/painted brickwork to the elevations.

The main roof is of conventional timber frame construction covered with tiles.

The ground floors are of suspended timber and solid construction and the first floors are of suspended timber construction.

The windows are a mix of uPVC and timber double glazed.



About the property

Accommodation

	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	3			1	1	1		1
First		4	2					1
Second								
Third								
Other								
Roof spaces								

Means of escape

The 2004 Building Regulations require new and materially altered dwellings to be fitted with smoke alarm/heat detection systems. Although, this property is likely to fall outside this requirement, it is in the interests of the health and safety of the occupants to have such a system in place if there is not one already one present. This report will not indicate if such a system is present nor will it comment on the condition or functionality of such a system if one is present.



Energy efficiency

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

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

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

Energy efficiency rating

E54

Issues relating to the energy efficiency rating

The domestic energy assessor when compiling the EPC for the property has made several assumptions, in particular he has assumed that there is no insulation to the single storey rear addition that includes the kitchen and the cloakroom area. It is evident that there is approximately 200mm of fibreglass insulation in this area. In addition, there is no reference to the insulation in the main roof space to the property and that has approximately 250-300mm of fibreglass insulation. It is however a fair assumption that the roof space above the utility room, which cannot be accessed, has no insulation.

Mains services

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

☒

Gas

☒

Electric

☒

Water

☒

Drainage

Central heating

☒

Gas

☐

Electric

☐

Solid fuel

☐

Oil

☐

None

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

None apparent.

Other energy matters

The EPC makes four recommendations for improving the energy efficiency of the property. Taken in order these are: 1) Install cavity wall insulation. There are limited cavity walls within the property but it would be prudent to undertake this measure in due course, however, you should contract to an experienced contractor who will provide an insurance backed guarantee/warranty for the works. 2) Install internal or external wall insulation. This improvement will be particularly disruptive and if applied externally will change the whole character of the dwelling. Applied internally the architraving and skirting boards will need to be removed and it is in effect a refurbishment of the dwelling. Given the outlay required and the projected savings you have to carefully weigh up the pros and cons of this approach. 3) Install floor insulation to the solid floors. Again a particularly disruptive process for relatively limited financial gain. 4) Install photo voltaic panels. Ordinarily this is not particularly cost effective in the short to



Energy efficiency

Other energy matters

medium term, however, given the recent dramatic rise in energy costs it should be considered.



Location and facilities

Grounds

The property directly abuts the pavement and, therefore, has a rear garden only.

There is a detached double 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 varying age and style.

Facilities

There are limited facilities available within the village but a wider range of facilities are available in Peterborough city centre which is approximately 1.5 miles distant.

Local environment

Public Health England has identified parts of Cambridgeshire 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.au.uk <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 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**.

The home is in an area that has clay sub-soils with a medium risk of the stability of the foundations being affected, please see section I: Risks, **Condition Rating - 3**.



Location and facilities

Other local factors

None noted.

D

Outside the property

Outside the property

Limitations on the inspection

Owing to the configuration of the site some sections of the rear and side roof slopes could not be seen nor could some lower faces of the chimney stacks.

Recent redecoration the exterior of the building has removed some of the normal tell tale indications of repairs that would/could be required.

D1 Chimney stacks

There are two brick built chimney stacks. The weather detailing at the base of the stacks (called a flashing) is formed in lead. Two further chimney stacks have been removed to below the roofline. 3

It was noted that water is penetrating the left hand chimney stack as this is evident high up against the chimney breast in bedroom 4. You are advised to instruct a competent building contractor to carry out further investigation by inspecting the left hand chimney stack to establish the condition and extent of any problems and make recommendations for any remedial measures necessary, please see section I: Risks, **Condition Rating - 3**.

To the chimney stack to the right no serious defects or urgent repairs were observed but normal maintenance will be necessary, **Condition Rating - 1**.



Left stack



Right stack

D2 Roof coverings

The main roof is of pitched construction with a tile covering over a secondary waterproof barrier (roofing felt). The roofs to the single storey parts of the building at the rear are of the same construction. The roof to the utility room is of pitched construction with a tile covering. The weather detailing at the point where the roof covering meets the walls (called a flashing) is formed in lead. 1

The utility room roof covering comprises tiles that may contain small amounts of asbestos fibres. These are not considered to be a risk to health in their present condition. However, if disturbed, they could become a safety hazard, **Condition Rating - 1**.

The tiles to the utility room do not overhang the gable end far enough to shed rainwater away from the wall. You could consider recovering this roof with a more suitable tile, perhaps matching the remainder of the building and providing a greater overhang to better weather the gable end in the long term. However, this condition has been in existence for many years with limited detriment to the

D

Outside the property

building as long as the render is maintained, **Condition Rating - 1.**

The moss which is present to some of the tiled surfaces can reduce the effectiveness of the roof covering to shed water and cause blockages to the gutters. Consideration should be given to having this carefully removed. This is considered to be normal maintenance, **Condition Rating - 1.** The removal of the moss may reveal repair works that cannot be currently seen beneath the moss.

No serious defects or urgent repairs were observed. However, rebedding of the lead flashing at the junction of the single storey roof at the rear with the main rear wall is required. This is considered to be normal maintenance, **Condition Rating - 1.**

Recent repairs have been undertaken to the left roof slope at the junction between the two slopes above the main en-suite facility. These repairs appear to have been successful as the structure and building beneath is dry. Normal maintenance will be required, **Condition Rating - 1.**

Please refer to section D1: Chimney stacks regarding repairs required to the left stack.



Utility room tiles



Limited verge detail leading to rainwater draining down the gable end



Minor re-bedding of lead flashing required

Outside the property

D3 Rainwater pipes and gutters

Storm water from the roof tops is collected in gutters at eaves level which in turn discharge water into downpipes located to the front & rear elevations. These in turn discharge stormwater in to the underground drainage system. The rainwater gutters and downpipes are made of uPVC. 1

Although I saw no defects of a serious nature, normal maintenance of cleaning, resealing and re-aligning of the gutters is required, **Condition Rating - 1.**



Clean realign and reseal gutters

D4 Main walls

Sub Floor Ventilation

3

Where the ground floors are of solid construction there is no provision or requirement for sub floor ventilation. However, some floors are of suspended timber construction. Where timber floors are built into the main walls there is a potential for the timber to be in contact with dampness, consequently, it is standard practice to ventilate the area beneath the ground floors to reduce the risk of timber decay occurring. There are insufficient vents/air bricks to the base of the front and rear elevations of the original element of the building which are intended to provide ventilation to the sub-floor area beneath the dining room and lounge floors. This has been exacerbated by the single storey lean-to addition which has blocked any ventilation to the original rear walls. This is completely inadequate. Inadequate ventilation can lead to the decay of timber floors. The ventilation should be improved by the installation of additional vents, please see section I: Risks and refer to E4: Floors, **Condition Rating - 3.** This is a relatively simple task and one which a competent builder will be able to advise. An estimate/quote for the works should be obtained prior to your legal commitment to purchase.

Movement

Structural movement is often encountered in properties of this age and construction and can be in varying forms. Movement in buildings will naturally occur and is acceptable, to a certain degree. The building structure is usually rigid although it is built over ground which is inherently flexible. As soon as the weight of the building is imposed upon the ground, there is likely to be some slight movement, which is usually referred to as initial settlement. Such movement can often continue for many years and is not usually of any particular concern.

Outside the property

Other forms of movement occur due to seasonal changes and even daily temperature changes. The latter is usually referred to as thermal movement and, again is not of particular concern, although some allowances for such is required in the design of the structure.

Differential movement can also occur between two parts of a structure. For instance, at the junction between a lightweight stud wall and solid brick wall; or at the junction between the original building and a later extension. Such differential movement can occur due to differing rates of thermal expansion or contraction, or differing degrees of initial settlement.

Movement in a building only becomes a concern when it becomes progressive. Hairline cracks are usually indications of acceptable movement, but they can also be first signs of more damaging problems. Progressive movements in a structure will eventually result in wider cracks and possible loss of support to beams and other elements. This can eventually result in collapse. Progressive movement can occur for many differing reasons; the most common being due to excessive ground movements or failure of part of the structure.

We inspected all elevations where accessible and visible, from ground level seeking indications of significant structural movement such as leans, bulges, cracks or inherent defects in the materials themselves.

Evidence of structural movement was observed in the form of diagonal cracking through the render to the front elevation, in the area immediately around the recessed bay window to the sitting room. It was noted that upon inspection of the Google Earth Streetview image dated October 2012 there was no cracking around this window. The window is a later change to the structure and may relate to the building's historic use as a Post Office. The cracking is not considered to be serious or progressive. It would be prudent to open up the area with a view to inserting additional support. It is my view that the original lintel used is undersized, you will however need the services of a structural engineer to calculate the correct specification for the new lintel/additional support. This is more than normal maintenance but is not considered to be serious or urgent. **Condition Rating - 2.** Should you intend to change the timber windows at the front elevation to PVC to match the rear elevation, then this would be a good time to undertake the works.

Slight cracking is evident to the render above some window openings. This is considered to be attributable to normal thermal movement and a minor defect which does not have any serious structural significance but normal maintenance will be necessary, **Condition Rating - 1.**

Render

Parts of the render coating to the original two storey element of the building are cracked, loose and damaged. Defects in the render coating can allow the rain into the wall and in the worst case, cause dampness internally. Localised repairs are required. For the smaller cracks repair can take the form of a regular program of external redecoration, which will be required anyway for a building of this age. The larger areas of 'blown' render will require the render cutting out and reapplying with a lime based mix of mortar. This will be more flexible than the modern cement based render and allow the building to breathe. **Condition Rating - 2.**

Damp Proof Course

The original cottage element of the property will not have been constructed with a damp proof course. It is likely that the earlier brick additions have been, although it was concealed within the structure of the building. The kitchen extension will have been constructed with a damp proof course but again it was concealed and could not be identified. There is evidence that a chemical injection remedial damp proof course system has been installed to the base of some main brick walls. It would be prudent to ask your Legal Adviser to make inquiries into the existence of a warranty/guarantee for the injected damp proof course, should one exist. Refer to section H: Issues For Your Legal Adviser. Normal maintenance will be necessary, **Condition Rating - 1.**

Outside the property

Structure

We have used our best endeavours to identify the original construction beneath the coverings but we have not opened up the structure or removed claddings etc.

The building comprises a number of wall types:

Stone. Solid stone walls of this type usually consist of an outer and inner leaf of stonework. As the inner and outer leaves of the building are built up the cavity between them is filled with smaller stones or rubble. The inner and outer leaves are usually tied by laying cross bonding stones at frequent intervals. The outer face is of render as detailed previously in the report. Excluding specifics already detailed above, no defects of a serious or urgent nature were noted but normal maintenance will be necessary. **Condition Rating - 1.**

Solid Brickwork. The main walls are of 225mm solid brickwork construction. Solid brick walls were almost universally used until the 1930's when cavity wall construction became the preferred method. Solid brick walls of this thickness have satisfactory structural strength, and a fair resistance to weather, although they are more vulnerable to penetrating dampness as there is no intermediary cavity as with modern construction. However, many 225mm solid brick walls, provided they are correctly maintained, perform perfectly adequately.

The property appears to have been a pair of semi detached thatched cottages constructed some time in the 1700s. The original structure would have comprised coursed rubble limestone. Later in the 19th Century the roof was removed and the property was extended upwards to create greater headroom to the first floor. The roof structure would have changed at this time and the walls were built using solid brickwork upon the original stone walls and at this stage it was probable that the left hand two storey extension was added. Later still the single storey brick lean-to addition was added along with the utility room to the right hand gable. In the early 1990s the single storey kitchen extension was constructed of cavity brickwork.

The solid brickwork to the rear can be seen to be of low grade workmanship with uneven coursing and minor bulges and irregularities. Repointing has helped to mask deficiencies in workmanship along previous alterations and movement. The property elevations have also been redecorated and this will have hidden any recent repairs that may have been undertaken. However, with this in mind, there appears to be no cause for concern in the brickwork. Normal maintenance will be required, **Condition Rating - 1.**

Cavity Brickwork. Cavity walling is as structurally effective as traditional 225 mm solid masonry, in low rise domestic buildings and has the added benefit of better thermal insulation and also greater resistance to penetrating dampness owing to the presence of a cavity. The inner and outer leaves are normally connected by metal wall ties. No defects of a serious or urgent nature were noted but normal maintenance will be necessary. **Condition Rating - 1.**

Single Brick. The walls to the utility room are of 110mm single skin brickwork. All walls are either rendered and painted or the brickwork is painted directly. Consideration should be given to completing the internal insulation works to this room. This is neither serious or urgent. **Condition Rating - 1.**

Unlike modern day construction buildings of this period are 'flexible' structures built on shallow foundations and with flexible lime mortar which absorbs much of the movement that it experiences and the walls can invariably be irregular and out of true. Building techniques, materials and their design of properties of this age naturally fall below present day standard consequently, movements which have been described above are only to be expected and are considered to be historic.

The movements noted do not relate to any ground problem such as subsidence or heave but are a combination of initial settlement and movement which relates to inadequacies of the building techniques associated with the period. The movements described above are fairly typical of properties of this considerable age and construction and are longstanding, non-progressive and the likelihood of further significant movement seems remote.

D

Outside the property

Images for **Sub Floor Ventilation**



Rear airbrick



One of three located airbricks to the front elevation

Images for **Movement**



Minor deflection of lintel above sitting room window



Hollow render to right of utility wall

D

Outside the property



Blown render to the front elevation



Repair to render required

Images for **Structure**



Repointed and painted brickwork masks previous alterations/movement and workmanship quality

D5 Windows

The windows are a mixture of timber and uPVC double glazed with timber to the front elevation and uPVC to the rear.

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.**

Most windows have been replaced post 2002. You should ask your Legal Adviser to confirm that this was carried out with the appropriate approvals/certificates and to make enquiries to establish if there is a transferable guarantee in existence in respect of the replacement windows, please refer to section H: Issues For Your Legal Adviser.

Outside the property

D6 Outside doors (including patio doors)

The external doors are a mix of composite and uPVC.

1

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

Most doors are likely to have been replaced post 2002. You should ask your Legal Adviser to confirm that this was done with appropriate approvals/certificates. It would be advisable for your Legal Adviser to make enquiries to establish if there is a transferable guarantee in existence in respect of the replacement doors. Please see Section H: Issues For Your Legal Adviser.

D7 Conservatory and porches

There are none.

NI

D8 Other joinery and finishes

Other joinery includes such components as fascias, soffits, lintels etc. These are of wood.

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.**



Minor repair and redecoration of bedroom window lintel required

D9 Other

There are limited areas of external woodwork which requires periodic redecoration.

1

The standard of external decoration is generally satisfactory. Redecoration is considered to be normal maintenance, **Condition Rating - 1.**

E

Inside the property

Inside the property

Limitations on the inspection

There is no accessible roof space area to the single storey elements of the building. Consequently, comment relies on external examination to these areas.

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

Owing to the lack of boards in the roof space over the main bedroom and en-suite this area was viewed from a distance.

Recent internal redecoration throughout the building has hindered the

E1 Roof structure

The main roof is of conventional timber frame construction. There is no accessible roof space area to the utility room and rear porch/cloakroom/WC and therefore the structure cannot be seen. However, it is likely to consist of timber framing similar to the main roof. We saw nothing externally to make us suspect serious defect with the roof structure. 1

The roof structure is of conventional timber framing in two formations known as a hipped roof and a gabled roof. It consists of rafters to each roof slope which in turn receive their support from a single timber purlin. The purlin is supported by the gable walls and also timber struts which bear down onto an internal partition wall.

It is now standard building practice to install some form of permanent ventilation to roof spaces to prevent condensation occurring. Owing to the age of the property the ventilation is inadequate. Consideration should be given to improving the ventilation to reduce the risk of condensation. This is a relatively simple task and one on which a competent roofing contractor will advise. This is considered to be more than normal maintenance but is not considered to be serious or urgent, **Condition Rating - 2.**

Not untypical of a property of this age, the main chimney stacks will not have any damp proof coursing arrangements and consequently dampness permeates down through the stonework/brickwork into the roof space area. Usually it evaporates before it causes any problems to the living accommodation. It is however important to keep the roof space areas well ventilated as detailed above.

The immediate previous roof covering would have been a lighter weight slate covering and it is standard practice when replacing a slate covering with a heavier modern concrete tile covering, to strengthen the roof. This roof has now been strengthened, probably after the concrete tiles were introduced and again probably as a result of deflection that occurred to the original timbers but this is not untypical of roof structures of this age and is not considered to be serious. **Condition Rating - 1.**

There is a wasp's nest in the roof space and it would be advisable to have it removed by a pest controller. **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.** In addition, there is the possibility of the existence of a timber treatment guarantee/warranty for previous works undertaken. You should request that your Legal Adviser makes inquiries on your behalf. See section H: Issues For Your Legal Adviser.

Inside the property



Kitchen roof void not accessed due to small hatch



Main loft space



Active wasp nest in roof void



Moderate deflection to roof timbers due to heavier roof covering

E2 Ceilings

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

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**.

1

E3 Walls and partitions

The partition walls are a mix of predominantly masonry construction with some lightweight construction, which have been plastered on both sides. All surfaces, where visible and accessible, were inspected for indications of cracking, distortion and bulging. In addition, wall surfaces were tapped at appropriate intervals to detect any significant loss of adhesion of materials to the wall structures. As referred to earlier within the report, a property of this age can experience different types of movement and to varying degrees.

Some internal door frames were noted to be out of square. This is considered to have occurred in the

1

Inside the property

early 'bedding down' period of the building and is a minor defect which does not have any serious ongoing structural significance. **Condition Rating - 1.**

A wall appears to have been removed from what is now referred to as the dining room. I can't comment on the need or provision for alternative support above because this is hidden by the structure. However, this alteration appears to have been undertaken some time ago and save for the slight slope to the floor above and the drop to the bathroom door top there is no evidence of ongoing progressive movement/distress. I, therefore, have no concerns, **Condition Rating - 1.**

The same comment applies to the opening up of the partition wall on the first floor landing between what was the original two semi detached properties. **Condition Rating - 1.**

It is evident from an internal inspection of the external walls that the original rear wall to the cottages is out of true. This is concealed externally by the addition of the single storey lean-to extension. Such movement is fairly typical of properties this age and construction and appears to be longstanding and non-progressive and the likelihood of further significant movement seems remote. No structural repairs are considered necessary, **Condition Rating - 1.**

Areas of localised hollow plaster were noted which is caused by a breakdown in the bond between the plaster and wall surface beneath. It is a common problem in older properties. You should be prepared to anticipate that localised repair may be required as a matter of routine maintenance e. g. when existing wallpaper, linings etc. are removed. It is not unusual to find that the extent of the plasterwork repairs are often much greater than anticipated, **Condition Rating - 1.**

Dampness

Dampness in buildings can occur in a number of ways. The most common form of dampness is known as rising dampness. This occurs when moisture from the earth is taken up through the bricks and other materials by capillary action into the wall above ground level. This dampness will continue to pass through any porous material until it reaches a barrier (damp proof course) preventing its further progression or it reaches a point where an equal amount of moisture evaporates to the atmosphere. Impervious barriers or damp proof courses as they are known became commonly used in late 19th century properties. Such damp proof courses were often of either slate or lead, originally but were followed by materials such as asbestos, asphalt, bitumen and nowadays plastic. In this instance it could not be identified as it is concealed within the building

Dampness can also occur in buildings due to penetration through external coverings. This is referred to as penetrating dampness. An example of this is the leaking roof covering or direct penetration through the walling material or flashings around chimney stacks etc. It is quite common, in solid wall structures used in pre 1940 construction.

It is extremely difficult to totally eradicate dampness in a building of this age and construction. Invariably, damp proofing is carried out on a piecemeal basis over the years and owing to the complexities of a building of this age and construction, such as rubble filled walls high external ground/path levels and differing floor levels/construction, it is extremely difficult to achieve a complete and continuous impervious barrier against dampness retrospectively.

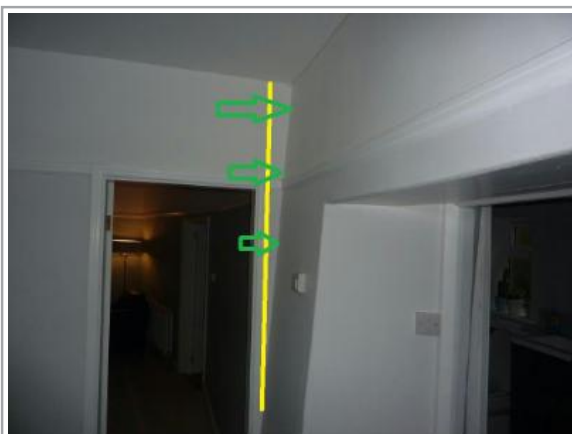
Moisture readings were taken with a Protimeter electronic moisture meter where possible and where considered appropriate. Localised low level dampness was noted to some lower internal walls in localised areas to the original cottage. However, at the present time levels of dampness are not causing any deterioration to the structure or internal finishes. Remedial measures are not considered to be required at the present time, **Condition Rating - 1.** However, please refer to D4: Main Walls regarding lack of ventilation in the external walls and section E4: Floors.

Some conservationist would advocate against introducing modern remedial damp proofing measures into a historic building. Buildings of this age and construction are living, breathing structures and the intention being that any dampness will evaporate. The property is not considered to be excessively damp in comparison to other properties of this age and construction and no action is considered

Inside the property

warranted at the present time. **Condition Rating - 1.**

Timber is prone to attack by both fungal decay (wet and dry rot) and wood boring insect. For fungal decay to occur the presence of moisture is necessary. Infestation by wood boring insect is common in old buildings, the most common of which is the 'common furniture beetle' referred to more commonly as woodworm but there are other types for example the death watch beetle.



Ground floor original rear wall out of true



Sloping to some door tops

E4 Floors

The ground floors are a combination of suspended timber and solid construction and the first floors are of suspended timber. Most floors were covered with carpeting and other types of floor covering which restricted the inspection. However, where possible the coverings were eased back at the corners so that the construction could be determined and an overall view of the condition formed.

To make sure the timber ground floors do not rot, it is important to provide ventilation to the under floor space. Because there is not enough ventilation and the floor timbers are in contact with low level damp walls as previously detailed in the report, conditions exist which are conducive to serious problems. In the absence of any guarantees or other documentation to confirm that these timbers have been treated against such problems consideration should be given to having their condition assessed which will necessitate the lifting of a strategically placed floorboard to ascertain their condition and undertake treatments as appropriate. Please refer to section D4: Main Walls and section E3: Walls & Partitions. **Condition Rating - 3.** You are advised to obtain a report from a specialist firm being a member of the Property care Association (PCA <https://www.property-care.org>) in respect of the whole property to identify the full extent of the possible decay/problems, recommend any remedial measures necessary and the likely costs involved.

A degree of creakiness and unevenness was noted to some of 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.**

In addition, a degree of 'spring' was noted to these floors but again this is not untypical. Although, strengthening of these floors could be contemplated this would detract from the character of the

1

Inside the property

dwelling. It is recommended that they are left as they are but treated with care. **Condition Rating - 1.**

A representative sample of timbers have been inspected. Not untypical of a property of this age evidence of attack by wood boring insects was noted. This appears old and inactive, however, the possibility of active infestations in concealed areas cannot be entirely ruled out. It would be advisable for your Legal Adviser to make enquiries to establish if any previous treatments, supported by guarantees, have been undertaken or alternatively arrange for further investigation by a PCA timber specialist firm to carry out an inspection of covered and concealed areas, please see section H: Issues For Your Legal Adviser, **Condition Rating - 1.**

E5 Fireplaces, chimney breasts and flues

The lounge comprises a chimney breast fitted with a gas fire. The chimney breast is complete above and the chimney stack has already been commented upon in this report. The snug to the rear comprises a chimney breast which continues through the main bedroom above. The chimney stack has been removed below the roof covering. The dining room has a chimney breast against the partition wall with the utility room. The chimney breast continues through the bathroom above and through the roof covering. In the dining room with the partition wall against the staircase the chimney breast has been removed although it remains within the bedroom 3 above. It remains within the loft space but again has been removed to below the roof covering. 1

It was not possible to confirm the adequacy or existence of any alternative support to the remaining upper sections of the removed chimney breast in the dining room. However, as this was a small dimension chimney breast and the alteration seems to have been undertaken some years ago with no apparent recent distress, no action is considered warranted. **Condition Rating - 1.** It is unlikely that any Local Authority consents would have been obtained in relation to these works, although your Legal Adviser should request the same. See section H: Issues For Your Legal Adviser.

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

Note damp to chimney breast in bedroom 4, as previously detailed in D1: Chimney Stacks.

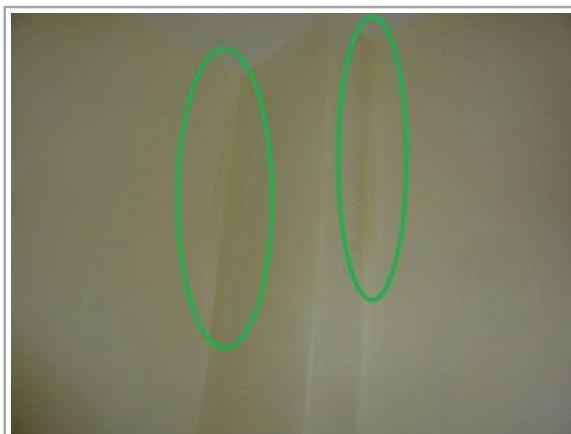


Site of removed chimney breast in dining room



Chimney breast remains in bedroom 3 above

Inside the property



Damp to sitting room chimney breast showing in bedroom 4

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

The kitchen and utility room are well fitted with units of an appropriate quality.

The fittings are in good condition, **Condition Rating - 1.**

1

E7 Woodwork (for example staircase joinery)

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

Internal woodwork has been maintained to a satisfactory standard, although some minor finishing works are required and this is considered to be normal maintenance, **Condition Rating - 1.**

1



Small section of skirting requires fixing to wall

Inside the property

E8 Bathroom fittings

The bathroom and shower room have a typical range of sanitary fittings which are considered to be of an appropriate standard. In addition, there is a separate WC to the ground floor cloakroom.

1

The fittings are in satisfactory condition, **Condition Rating - 1.**

I have frequently experienced problems relating to showers located over baths as opposed to a properly formed shower cubicle. The problems being inadequate or defective seals around the bath and/or ineffective shower screen 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 screens are effective at all times, **Condition Rating - 1.**

There is a Saniflow system serving the WC in the en-suite shower. These pumped systems require slightly more maintenance than the conventional gravity drained WCs. This appears to be a relatively new system and I have no cause for concern, normal maintenance applies, **Condition Rating - 1.**

E9 Other

Owing to the age and type of the property there are certain aspects, such as ceiling heights, staircases, size of door openings, etc. , which do not conform to current Health and Safety requirements. However, in such an instance there is no statutory obligation upon the owner to remedy this situation.

NI

There is evidence of a retrospectively installed injected damp proof course and consequently a guarantee may be in existence. Often these works were undertaken in conjunction with timber treatment works and it would be prudent to ask your Legal Adviser to make enquiries. Please see section H: Issues For Your Legal Adviser.

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.

Limitations on the inspection

The efficiency, compliance with regulations and adequacy of design of services can only be assessed by tests conducted by suitably qualified specialists. Although, surveyors are not specialists in these particular areas, an informed opinion can be given on the basis of the accessible evidence. Where possible, drainage inspection chambers are examined but drains are not tested during the inspection. However, in all cases advice is given if there is any cause to suspect a problem.

The property is connected to mains services for water, electricity, drainage and gas. No tests were undertaken, a visual inspection only was carried out.

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 and consumer unit are located in the hall cupboard. 3

Recent alterations are evident to the electrical system in the form of the refitted kitchen and bathrooms. Your Legal Adviser should be requested to obtain confirmation that these changes have been undertaken by an 'authorised competent person' such as a NICEIC/NCA (<http://www.niceic.com/householder/find-a-contractor>) qualified electrician and that the installation complies with current Building Regulations, please see section H: Issues For Your Legal Adviser and section I: Risks, **Condition Rating - 3.**

Surveyors are not specialists in this particular field. Although, I could see no features that concerned me I did not see any evidence that the electrical system has been inspected/tested recently. I, therefore, recommend that this should be done prior to your commitment to purchase, please see section I: Risks, **Condition Rating - 3.**



Electricity meter



Upgraded consumer unit

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 utility room.

3

Surveyors are not specialists in this particular field. Although, I could see no problems with the gas appliances/installation I saw no evidence to confirm recent safety checks/tests have been undertaken. You should ask a registered Gas Safe engineer to inspect the system prior to your commitment to purchase, please see section I: Risks, **Condition Rating - 3.**

There are no visible carbon monoxide detectors. Consideration should be given to having these fitted, see section I: Risks, **Condition Rating - 3.**



Gas meter

F3 Water

There is a mains water supply to the property. The internal stop tap is located in the utility room. The water tanks are constructed of uPVC and located in the loft space.

1

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

Plumbing installations and the water supply pipe to properties of this age may well be of lead material. Although no lead pipework was visible, it is possible that sections of the concealed lead pipework may exist. It is now widely accepted that lead pipework providing water for consumption purposes can represent a health hazard. For this reason lead pipework is no longer considered suitable for use in plumbing installations. The degree of risk from lead contamination can vary depending on the hardness of the water in the locality. It would, therefore, be advisable to consult the local Water Authority on this aspect or visit the Drinking Water Inspectorate web site at www.dwi.gov.uk

Services

F4 Heating

A regular gas boiler in the utility room 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. 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.**



Gas boiler in utility room

F5 Water heating

The hot water is provided by the main heating boiler with a separate hot water storage cylinder located in the airing cupboard in bedroom 3. 3

Although, I saw nothing that concerns me, please see section F4: Heating above for comments in respect of the possible lack of servicing history for the boiler, please see section I: Risks, **Condition Rating - 3.**

F6 Drainage

Above Ground Drainage 1

Waste pipes to the kitchen, cloakroom, main bathroom and utility room are formed in uPVC and the soil & vent pipe is concealed within the building and could not be seen.

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

Below Ground Drainage

The property is connected to mains drainage.

The cover of the one located inspection chamber was lifted and the chamber was found to be in

Services

satisfactory condition and clear, however, normal maintenance will be necessary, **Condition Rating - 1.**

The remaining located inspection chamber was lifted and it was found to conceal a large below ground cistern/well. The cover is heavy duty and fixed firmly in place. However, it is as well to be aware of the existence of this below ground body of water. **Condition Rating - 1.**

Images for **Below Ground Drainage**



Clear drains



Well/cistern below the drive

F7 Common services

There are none.

NI

G

Grounds

(including shared areas for flats)

Grounds (including shared areas for flats)

Limitations on the inspection

There were numerous items stored in the garage to include four motorbikes, which restricted the internal inspection to a degree.

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

I did not inspect the timber garden sheds because they are non-permanent.

G1 Garage

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

1

No serious defects or urgent repairs were observed but normal maintenance will be necessary. The condition is adequate for its current use, **Condition Rating - 1.**

The roof covering is believed to contain material which may comprise asbestos fibres. This is not considered to be a risk in its present condition but if disturbed, it could be a safety hazard, **Condition Rating - 1.**



Garage roof

G2 Permanent outbuildings and other structures

There is a greenhouse in the rear garden. Most greenhouses and other glazed garden buildings are built without safety glass and can be a danger to people who fall against them, please see section I: Risks, **Condition Rating - 3.**

3

G3 Other

The fish pond is uncovered and is a safety hazard especially for young children. You may want to consider making this safe, please see section I: Risks, **Condition Rating - 3.**

3

Some of the boundary fences and walls are in poor condition (front right fence and rear left wall adjacent to sitting room) and are in need of repair/replacement. You should ask your Legal Adviser to check the ownership of fences, please see section H: Issues For Your Legal Adviser, **Condition Rating - 2.**

The external areas are maintained in satisfactory condition and no serious defects or urgent repairs were identified, **Condition Rating - 1.**

G

Grounds (including shared areas for flats)



Section of timber fence in poor condition



Basic repairs to stone & brick wall required

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

Your Legal Adviser should be requested to obtain confirmation that the single storey rear kitchen extension and associated structural alterations were undertaken with all necessary local authority consents (including the issuing of a final completion certificate in respect of Building Regulations).

Where the whole of a window/door 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.

Recent electrical alterations are evident. Your Legal Adviser should be requested to make all necessary enquiries to establish that these alterations were undertaken by an 'authorised competent person' for example a member of the NICEIC/NCA and that a certificate of compliance is in existence.

H2 Guarantees

You should ask your Legal Adviser to confirm whether any timber/damp treatment is covered by a guarantee or warranty.

It would be advisable for your Legal Adviser to make enquiries to establish if there is a transferable guarantee in existence in respect of the replacement windows/doors, please refer to section H: Issues For Your Legal Adviser.

H3 Other matters

Your Legal Adviser should be requested to advise on the ownership of boundary fences/walls as potential liability has been identified.

You should ask your Legal Adviser to ensure that all arrangements are satisfactory in respect of the drainage system.

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 inquire into the possibility of Building Regulation approval for the removed chimney breast in the dining room. Although, as previously detailed, I have no concerns, if the certification exists it is worth obtaining.



Risks

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

Risks

I1 Risks to the building

C: Clay sub-soils;
D1: Leaking chimney/flashing;
D4/E4: Inadequate sub-floor ventilation;
E4: Possible timber decay;

I2 Risks to the grounds

None apparent.

I3 Risks to people

C: Radon gas affected area
F1: No evidence of recent testing of electrical installation;
F2: No evidence of annual checks of gas installation/appliances;
F2: No carbon monoxide detectors;
F4: No evidence of servicing of boiler/heating installation;
F5: No evidence of servicing of hot water cylinder/installation;
G2: Unprotected greenhouse glazing;
G3: Uncovered pond;

I4 Other risks or hazards

None.

J

Energy matters

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

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

Energy matters

J1 Insulation

A recommendation not made in the EPC would be to explore the loft space over the utility room and insulate this area up to the standard 270mm depth in fibreglass quilt insulation. In addition, completion of the insulation to the internal walls of the utility room only should be seriously considered. Works have been commenced but part of the room remains uninsulated.

J2 Heating

None.

J3 Lighting

Install low voltage/low energy lighting where possible. This is relatively low cost and energy efficient.

J4 Ventilation

The modern-day use of buildings tends to introduce dampness/moisture or condensation. For instance, steam rising from bathing, showering and boiling water collects within the building and condenses on cold surfaces such as panes of glass and in some cases wall surfaces. Sealed unit double glazing has exacerbated this situation by sealing in this moisture laden air. Unless windows are opened on a regular basis condensation is likely to be a problem. The best means of controlling ventilation within a kitchen/bath/shower room is to have an extractor fan which is activated automatically depending on the humidity levels of by switch on the bathroom light. These measures should be considered.

J5 General

None.

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

1 Any Road, Stamford, Lincolnshire, PE9 1AB

Client's name

Mrs J 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 [632175 = 4018]



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. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

Getting quotations

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

You should also:

- ask them for references from people they have worked for
- describe in writing exactly what you will want them to do and
- get 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 3 service and terms of engagement

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

The service

The RICS Home Survey – Level 3 service includes:

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

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to:

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

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

The inspection

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

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

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

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

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

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

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

Services to the property

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

Outside the property

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly

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

to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended prior to legal commitment to purchase.

Dangerous materials, contamination and environmental issues

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

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

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within *The Control of Asbestos Regulations 2012* ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in 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 is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

Condition ratings

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

- **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.

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

- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

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

Energy

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

Issues for legal 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.



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

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

Risks

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

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

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

Standard terms of engagement

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

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

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

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

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

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

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

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

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

This report is for use in the UK.



Description of the RICS Home Survey – Level 3 (survey and valuation) service and terms of engagement

Complaints handling procedure

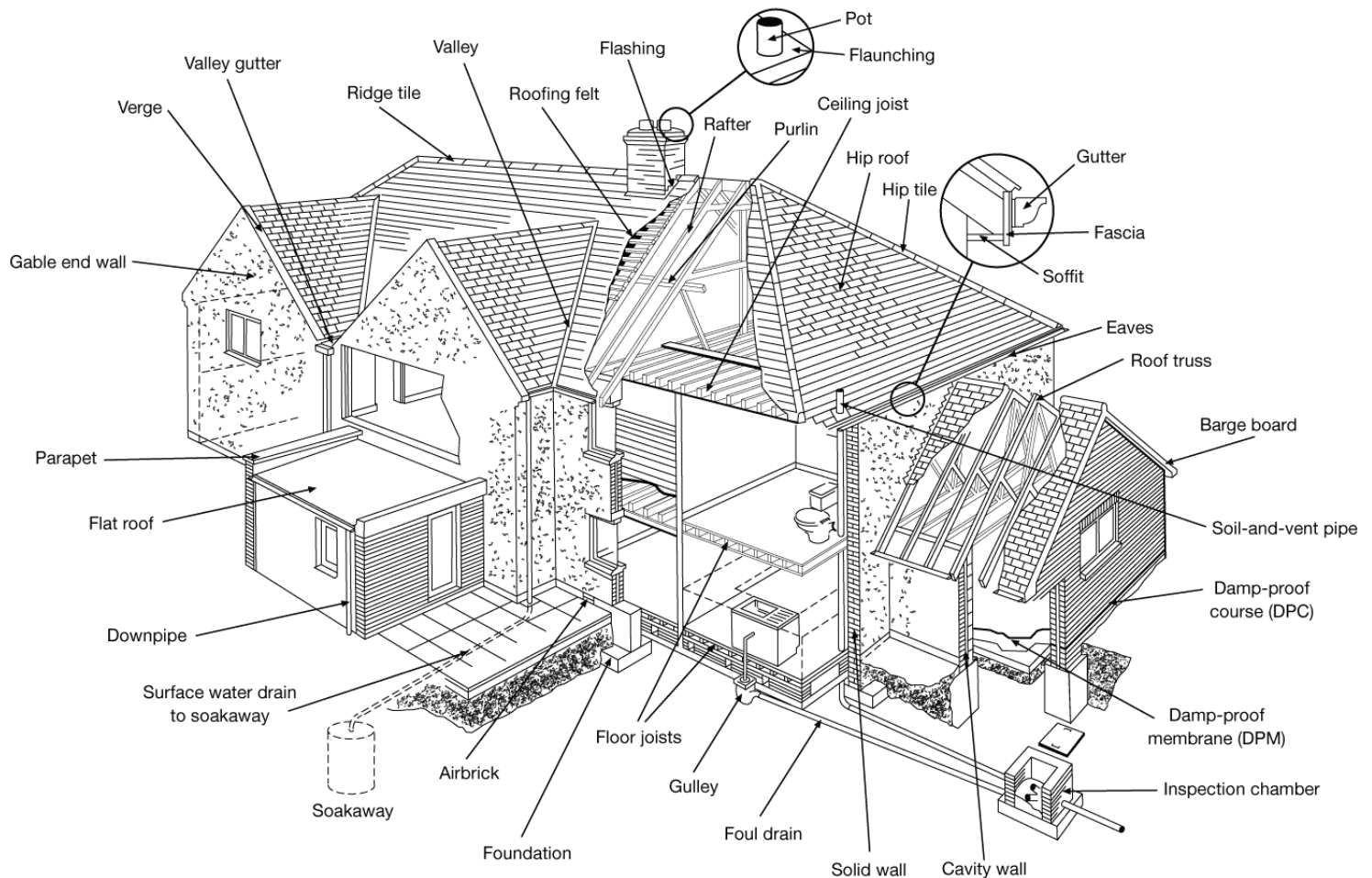
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

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Typical house diagram

Typical house diagram

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



RICS disclaimer

You should know...

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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.