



**TIM STUBBS**  
LIMITED

RESIDENTIAL SURVEYORS AND VALUERS



RICS Home Surveys

# **Survey level two: HomeBuyer report - Survey**

Property address

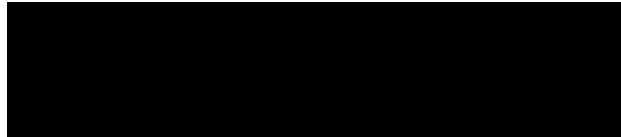
Client's name

Mr A

Date of inspection

6<sup>th</sup> December 2016

**rics.org**



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## Introduction to the report

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

The HomeBuyer Report (Survey) aims to help you:

- make a reasoned and informed decision on whether to go ahead with buying the property
- take account of any repairs or replacements the property needs; and
- consider what further advice you should take before committing to purchase the property.

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

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

**Property address**

## B

## About the inspection

**Surveyor's name**

Tim Stubbs BSc MRICS

**Surveyor's RICS number**

0089427

**Company name**

Tim Stubbs Limited

**Date of the inspection**6<sup>th</sup> December 2016**Report reference number****Related party disclosure**

None

**Full address and postcode of the property****Weather conditions when the inspection took place**

Dry and foggy preceded by wet Autumn weather.

**The status of the property when the inspection took place**

The property was vacant at the time of inspection and was empty of furniture, with only floor coverings in place.

The Seller was not available to answer any questions and a number of assumptions have therefore been made. Where highlighted in this report, assumptions should be clarified by raising enquiries of the Seller via your Legal Adviser.

Fitted floor coverings prevented a detailed inspection of floor surfaces. No carpets or corners of carpets were lifted as these were tightly fitted.

The external inspection was carried out from a ground level position, using binoculars where applicable, with the exception of the single storey flat roof(s) to the rear extension, garage and covered area which were examined from a set of ladders.

**Property address**

## B

## About the inspection (continued)

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

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

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

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

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

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

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

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

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

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

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

**Property address**

# C

## Overall opinion and summary of the condition ratings

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

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

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

### Our overall opinion of the property

Whilst the property is considered to be a reasonable proposition for purchase, there are a number of serious defects and urgent repair matters, for which you are advised to obtain estimates prior to a legal commitment to purchase. If you wish to proceed, you are strongly advised to make your final decision only in the light of the outcome from these investigations. Provided that the defects can be remedied, no particular difficulties are foreseen on re-sale under normal market conditions.

After the EU Referendum on the 23<sup>rd</sup> of June 2016, we are now in a period of uncertainty in relation to many factors which impact on the housing market.

Property address

## C

## Overall opinion and summary of the condition ratings (continued)

3

Section of the report	Element number	Element name
E: Outside the property	E2	Roof coverings
	E3	Rainwater pipes and gutters
	E5	Windows
F: Inside the property	F1	Roof structure
	F3	Walls and partitions
	F4	Floors
G: Services	G1	Electricity
	G2	Gas/oil
	G4	Heating
H: Grounds (part)	H1	Garage
	H2	Other

2

Section of the report	Element number	Element name
E: Outside the property	E1	Chimney stacks
	E6	Outside doors (including patio doors)
	E8	Other joinery and finishes
F: Inside the property	F5	Fireplaces, chimney breasts and flues
	F7	Woodwork (for example, staircase and joinery)
	F8	Bathroom fittings
G: Services	G6	Drainage
H: Grounds (part)	N/A	There are no elements with this condition rating

1

Section of the report	Element number	Element name
E: Outside the property	E4	Main walls
F: Inside the property	F2	Ceilings
	F6	Built-in fittings
G: Services	G3	Water
	G5	Water heating
H: Grounds (part)	N/A	There are no elements with this condition rating

Property address

## D

## About the property

### Type of property

The property is a single storey detached bungalow.  
The frontage is approximately West facing.

### Approximate year the property was built

1950's

### Approximate year the property was extended

Rear extension believed to be approximately 10 years

### Approximate year the property was converted

N/A

### Information relevant to flats and maisonettes

N/A

### Accommodation

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

### Construction

The original building is constructed of cavity brick elevations. The roof is of pitched design, covered with concrete tiles. Floors are of solid construction.

The extension has a cavity wall structure with an outer leaf of brickwork, with a flat roof, covered with mineral felt. Floors are of solid construction.

### Property address



D

## About the property (continued)

### Energy

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

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

#### Energy Efficiency Rating

73 (Certificate date November 2016)

#### Environmental impact rating

70 (Certificate date November 2016)

### Mains services

The marked boxes show that the mains services are present.

**Gas**



**Electric**



**Water**



**Drainage**



### Central heating

**Gas**



**Electric**



**Solid fuel**



**Oil**



**None**



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

None.

### Grounds

A driveway provides onsite parking. The driveway leads to a single attached garage and covered area to the rear.

There are gardens to the front, side and rear.

Property address

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**Location**

The property is located in an established residential area of mixed property types.

There is nuisance associated with busy parking on the road and local shops. The drive access could get blocked by parked cars. This could affect your enjoyment of the property and re-sale prospects could be adversely affected. Prior to a legal commitment to purchase, you should make your investigations regarding nuisance by visiting the property at different times of the day.

**Facilities**

A good range of local shops, services and leisure facilities are available in ... and a more comprehensive range can be found in Derby city centre.

**Local environment**

The website <https://flood-warning-information.service.gov.uk/long-term-flood-risk> states that the flood risk from rivers and the sea is very low and this is assumed to be correct.

The website <https://flood-warning-information.service.gov.uk/long-term-flood-risk> states that the flood risk from surface water is high and this is assumed to be correct.

There are no known adverse environmental factors affecting the property. As a precautionary measure, an environmental search should be obtained - see Section I3 Other matters.

Property address

## E

## Outside the property

### Limitations to inspection

The external inspection was carried out from a ground level position, using binoculars where applicable, with the exception of the single storey flat roofs to the rear extension, covered area and garage which were examined from a set of ladders.

Any reference to left or right is expressed from a position within the front garden facing the property.

The cost of high level repairs is increased because of the need for specialist scaffolding access.

### E1 Chimney stacks

1 2 3 NI

There are two brick built chimney stacks weather sealed to roof slopes via lead flashings and provided with a blue brick coping detail and two flues each.

Deterioration has occurred to stack detail. Defects include: cement flaunchings are in deteriorated condition and chimney pots should be re-bedded in fresh flaunching; a cowl should be provided to the clay pots; some of the tile coping is damaged to the central stack and this would benefit from repair. An estimate for these repairs should be obtained, along with a cost for scaffolding from a roofing contractor. **(Condition Rating 2)**

The chimney stacks are sealed to the roof by lead flashings with no serious defects evident. **(Condition Rating 1)**

There is an asbestos flue pipe above the garage which is now believed to be redundant and could be removed. See Section J3 Risks. **(Condition Rating 1)**

2

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## E2 Roof coverings

The roof is a multi-pitched, timber framed structure, covered with concrete tiles. Sarking felt is in place beneath the covering.

3

Due to the age of the covering, periodic future maintenance should be anticipated. Ridge tiles are bedded in cement and the verge detail is also in cement. General weathering has occurred and may leave the covering vulnerable to storm damage. Early maintenance is required and this should include re-fixing loose tiles to the front verge detail, carrying out re-pointing of verge details and investigating the front valley where staining underneath was evident indicating leakage. Cement asbestos verge boards may in place below the verge detail, but PVC is provided over – see Section J3 Risks. Whilst no serious defects were noted to verge boards, you are reminded that asbestos is a deleterious material. **(Condition Rating 3)**

Undulation was noted to roof slopes, especially the uneven ridge line. This has probably been caused by overloading of the roof timbers. The degree of bowing is considered acceptable. **(Condition Rating 1)**

### Flat roof

A flat roof is provided to the rear extension and is covered in mineral felt. No serious defects were noted but you are reminded that the felt roof will have a limited life of approximately 10-15 years. Future maintenance and re-covering should be expected. **(Condition Rating 1)**

There is no visible ventilation of the flat roof. Condensation is a risk with unventilated flat roofs and can lead to decay of the timber deck and ceiling joists. Whether condensation is occurring can only be ascertained by opening up the roof structure for internal inspection which is disruptive. **(Condition Rating 1)**

### Bay roof

There is a small, pitched bay roof to the right hand elevation with some damaged leadwork and repair and re-pointing is required to prevent the possibility of water penetration. **(Condition Rating 2)**

## E3 Rainwater pipes and gutters

Rainwater fittings are provided in PVC sections. Downpipes are provided to the front, side and rear elevations.

3

Deterioration was noted to rainwater fittings. Repairs should include re-fixing guttering where this has become distorted and requires extra support brackets, evident to the front elevation. **(Condition Rating 3)**

The rear guttering system should be monitored as there is a long run to the downpipe and in times of heavy rainfall, overspill could occur. Extra downpipes may be required, connecting into soakaways, which can be expensive and disruptive. **(Condition Rating 2)**

Guttering should be provided to the side bay to discharge surface water away from the brickwork below, which can cause damp issues. **(Condition Rating 2)**

Where downpipes discharge into the ground, these should be investigated as these can become blocked because of debris and lack of a gulley to be able to catch silt and debris. This is underground and therefore could not be

Property address

<p>inspected, but investigation by a drainage contractor would be prudent to prevent possible leakage which can, in the long term, affect foundations. <b>(Condition Rating 2)</b></p> <p>To the left hand elevation, there is a piece of asbestos guttering on the garage roof and downpipe to the rear of the covered area. This would benefit from replacement. Guttering should be provided to the bungalow roof above the garage. Asbestos is a deleterious material - see J3 Risks. <b>(Condition Rating 2)</b></p> <p>Rainwater fittings should be viewed under rainfall conditions and adjustment made to ensure junctions and joints are weatherproof. Silt, vegetation growth and other debris should be cleared out of guttering and the angle of guttering flow checked to ensure satisfactory discharge into downpipes. <b>(Condition Rating 2)</b></p>	
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**E4 Main walls**

<p>Walls to the original building are constructed of cavity brick believed to be of approximately 280 or 290mm thickness (where measured).</p> <p>The extension walls are believed to be cavity brick and blockwork approximately 340mm with drylining internally.</p> <p>A damp proof course (DPC) is a waterproof layer built into, or formed within, the walls to prevent ground dampness from rising.</p> <p>The external walls of the original building appear to incorporate a DPC of two courses of blue bricks. The DPC to the extension comprises two courses of blue bricks and a PVC membrane.</p> <p>General weathering to mortar joints was noted, which is consistent with the age of the property. However, no immediate re-pointing is considered necessary. Weathering will continue over time and future re-pointing should be expected. <b>(Condition Rating 1)</b></p> <p>Dampness is evident to the internal surface of the external wall. This is explained/discussed in Section F3 Walls and partitions.</p> <p>It is assumed that the cavities in the external walls to the extension have been insulated. This assumption is made on the basis that cavity wall insulation became mandatory with the 1985 Building Regulations. However, it cannot be confirmed visually.</p> <p>It is assumed that the cavities in the external walls of the original building have been insulated. Foam visible within the roof space to the external elevations suggest that this is the case. Your Legal Adviser should check whether there is a guarantee for cavity wall insulation – see Section I2. This could cause damp/condensation issues internally. The situation should be monitored.</p> <p>Minor cracking was noted, for example to the front elevation. This is likely to be due to normal shrinkage and/or thermal movement (the expansion and contraction of building materials due to changes in temperature and humidity). This opinion is given from a brief visual inspection, without the benefit of monitoring over time. <b>(Condition Rating 1)</b></p> <p>Within the limitations of the inspection, it is not possible to identify the supporting lintels above window/door openings. In a property of this age, it is possible that lintel support may require further upgrading. There is no evidence of serious movement to brickwork above window openings and on this basis, further investigation is not considered essential at the present time.</p>	<div style="background-color: #008000; color: white; padding: 5px; width: 30px; margin: 0 auto;">1</div>
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<p>Open jointing above the right elevation window opening should be monitored. It is possible that lintel support may require upgrading in the future. An economic opportunity to upgrade lintel support would be at any future date when window/door frames are replaced and the lintel is exposed. If the possibility of having to carry out this work will influence your decision to purchase, then you may wish to obtain further advice at the present time from a general builder or structural engineer. <b>(Condition Rating 1)</b></p> <p>There is a straight joint between the extension and the main building, which has not been toothed in, but there was no evidence of any serious distortion. Some open jointing should be anticipated. This should be raked out and re-pointed to prevent water penetration. <b>(Condition Rating 1)</b></p> <p>To the right hand elevation, wooden plaques have been provided where, it is believed, brickwork is damaged. Airbricks are required to ventilate the roof space. These wooden plaques should be removed and airbricks provided. <b>(Condition Rating 1)</b></p>	
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**E5 Windows**

<p>Windows are double glazed within a mixture of wood grain effect and white uPVC frames. Some are dated.</p> <p>Window openers have not all been tested and adjustment should be anticipated to ensure that all windows open and close correctly. Some of the handles are loose or need repair. Some of the catches are also broken and upgrading and improvement will be necessary. Advice should be obtained from a joinery contractor to ascertain whether or not repair is possible. <b>(Condition Rating 3)</b></p> <p>Around some window frames, the mastic sealant used to weather seal the junction between window frames and the brickwork was noted, with gaps appearing which require sealing to prevent water penetration. This could allow possible dampness and it is recommended that the sealant is upgraded. <b>(Condition Rating 1)</b></p> <p>The Seller should be asked to confirm the age of replacement windows. There may be guarantees for these windows and this should be investigated by your Legal Adviser - see Section I2 Guarantees. If windows were replaced after 1st April 2002, Building Regulation approval would have been required or a FENSA certificate should be obtained to confirm compliance with Building Regulations - see Section I1 Regulation.</p> <p>Beading strips have been provided to the exterior of uPVC windows. You should be aware that these can be prised out by intruders to remove panes of glass in order to gain entry to the property. <b>(Condition Rating 1)</b></p> <p>Interstitial condensation (condensation within a double glazed panel) has occurred to the front and right hand elevation windows. Similar defects may become apparent to other window panels in the future. Replacement of defective glazing is recommended and cost estimates should be obtained from a FENSA registered double glazing contractor. <b>(Condition Rating 2)</b></p> <p>Window lock requirements should be verified with your insurer to ensure they comply with your insurance policy. <b>(Condition Rating 1)</b></p> <p>The gap between the glazing panels is narrow and will not be as efficient as a more modern system with a wider gap. <b>(Condition Rating 1)</b></p>	<div style="background-color: red; color: white; padding: 10px; font-size: 24px; font-weight: bold; width: 40px; margin: 0 auto;">3</div>
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**E6 Outside doors (including patio doors)**

The external door to the front of the property is uPVC and double glazed. The door requires adjustment and a joinery contractor should be instructed to carry out adjustment. **(Condition Rating 2)**

**2**

Patio doors are provided to the rear elevation. These are sliding patio doors and appeared functional. **(Condition Rating 1)**

Door lock requirements should be verified with your insurer to ensure they comply with your insurance policy. **(Condition Rating 1)**

**E7 Conservatory and porches**

None.

**E8 Other joinery and finishes**

External decoration was found to be in a poor condition with attention required. **(Condition Rating 1)**

**2**

Upon carrying out redecoration of the property, there is a possibility that areas of rot attack may become evident.

Regular redecoration of joinery items will prolong their life and reduce the occurrence of rot attack.

Joinery at eaves level includes fascia boards. Timbers may be vulnerable to decay due to their exposed position. Deterioration has occurred to paintwork and early redecoration is recommended. This will provide an opportunity to check for rot attack in closer detail. The soffit boards are believed to be asbestos and care should be taken when handling this item – see J3 Risks. **(Condition Rating 2)**

**E9 Other**

None.

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## F

## Inside the property

### Limitations to inspection

Although no signs were found of serious timber decay, the type and age of this property means there is a possibility of infestation by wood boring beetles and of rot in concealed timbers. These may become evident when timbers are exposed and inspected.

Carpet coverings were firmly fitted and therefore no carpets or floor coverings were peeled back.

There were no crawler boards provided to most of the roof space and insulation has been laid over ceiling joists and therefore it was not possible to enter into the roof space safely. Comments on the roof structure are provided from a head and shoulders inspection of the roof space through the access hatch. Boarding has been provided for access to the boiler.

1 2 3 NI

### F1 Roof structure

The roof space was accessed via a loft hatch situated in the bathroom ceiling. The roof space is provided with light, ladder and some limited boarding. You are reminded that only lightweight items should be stored, because ceiling joists are not designed to carry heavy loads.

The roof structure is of traditional timber rafter and purlin construction which appears to be coping with the weight of the roof covering. **(Condition Rating 1)**

Staining was evident to the valley detail with torn sarking felt and investigation is required. See earlier comments under "Outside the Property E2 Roof Coverings". **(Condition Rating 3)**

There is a redundant galvanised water tank in the roof space, although it will be difficult to remove this because of the large size of the tank and the small size of the access hatch.

An approximate depth of 270mm to 300mm glass fibre matting is currently provided. This conforms to current standards and no further upgrading is recommended at the present time. **(Condition Rating 1)**

3

Property address



## F2 Ceilings

Ceilings are constructed of plasterboard surfaces. Finishes are in plaster and are believed to have been either overboarded or re-skimmed. Decorations are reasonable. **(Condition Rating 1)**

1

Ceilings appeared generally functional. **(Condition Rating 1)**

## F3 Walls and partitions

Internal partitions are partly of solid masonry and partly of timber construction, with wall plaster surfaces. Wall surfaces have various finishes.

3

No extensive areas of unevenness, loose or hollow wall plaster were found. **(Condition Rating 1)**

Walls to various areas and mostly to the extension appear to be plasterboard lined. Some other drylining has been provided in the front right hand bedroom. Plasterboard lining is the fixing of plasterboard to wall structures. The condition of concealed walls is unknown and it is possible that defects to wall structures may be concealed, such as dampness. The plasterboard lining prevents confirmation of the actual thickness of the wall structures. **(Condition Rating 1)**

A structural alteration has been carried out in the accommodation where the property has been extended. The type and condition of structural support cannot be confirmed visually. However, no serious structural detriment was noted in the vicinity of this alteration, which will have required Building Regulation approval. Building Regulations should be investigated by your Legal Adviser - see Section I1 Regulation.

A Proti meter, a moisture measuring instrument, was used to test the base of the ground floor wall structures and other areas susceptible to dampness penetration.

High damp meter readings were noted to the right hand elevation walls to bedroom 2 and 3, front wall within the front bedroom 2, front wall to the kitchen and a section to the left hand section of wall in the kitchen, the front wall in bedroom 1 and the side niche in bedroom 1. A Further investigation by a PCA (Property Care Association) registered damp proofing contractor is recommended. If damp proofing treatment is required, this could be expensive and will be disruptive. An estimate for any damp proofing treatments should be obtained prior to a legal commitment to purchase the property. This should include all associated works, for example, removal and re-application of plaster, removal and replacement of joinery items, radiators, etc. Any damp proofing treatment undertaken should be covered by a long term, insurance backed guarantee. The contractor should inspect the whole property and provide estimates for damp proofing and associated works required. **(Condition Rating 3)**

It is possible that moisture readings are affected by condensation or by moisture retained within hygroscopic salts. A damp proofing contractor should comment upon condensation and salt contamination and provide advice with costings regarding remedial works. **(Condition Rating 3)**

Wall tiling is provided in the kitchen and bathroom. Tiling work appears to have been undertaken to a reasonable standard with no serious defects. **(Condition Rating 1)**

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Internal decoration is generally well presented throughout. There appears to be shading detail at the edges of walls and ceilings. It is believed that this is a different type of paint which has been used, rather than an indication of a serious issue. **(Condition Rating 1)**

Condensation in the form of mould growth was noted to grouting in the shower room and within bedrooms adjacent to the skirting board details. As a precaution, it is recommended that any such mould growth be removed with an appropriate proprietary cleansing agent. The property could prove to be prone to condensation problems because of a lack of ventilation and uninsulated solid floors. **(Condition Rating 2)**

Wet areas, such as the kitchen and bathroom, may be vulnerable to condensation. Regular use of existing extractor facilities is recommended, to restrict condensation. **(Condition Rating 1)**

Condensation is a lifestyle problem caused by the introduction of moisture into a building from cooking, bathing, washing and drying of clothes. If ventilation and heating are kept to a good level, this should reduce the occurrence of condensation in the future. If windows are opened on a regular basis this should also restrict condensation.

In some instances mould spores, which form due to condensation, may be toxic and the presence of such spores can therefore be injurious to the health of the occupants. Chemical analysis is required to determine whether or not such spores are toxic. Within the scope of this report, we cannot advise whether or not any such spores are toxic. You are therefore advised to seek further specialist advice if such spores become a problem.

#### F4 Floors

Floors are of solid construction to the original building. It is believed concrete beam and block floors are provided to the extension.

Solid floors in an older style property of this type could be affected by dampness. It was not possible to test floor surfaces where fitted coverings are in place and further invasive investigation will be required to ascertain whether any repair works are required. **(Condition Rating NI)**

The extension floor may be beam and blockwork because ground conditions are poor. Enquiries should be made of the seller as to why this type of floor was provided.

Unevenness was evident to the front bedroom floor and this will require investigation to identify what has caused this. The carpet should be removed to allow inspection. Potentially, this could be a chemical reaction in the floor known as sulphate attack. Investigation of the floor is required. Others may also be affected. This can be expensive to repair. **(Condition Rating 3)**

Unevenness was evident underneath the floor tiles, with some loose material. It is believed that these may be thin laminate floor tiles which would have been provided in a property of this age. Thin laminate floor tiles may contain traces of asbestos. Chemical analysis is required to determine the presence of asbestos and these surfaces are safe if undisturbed. Asbestos is discussed in greater detail under Section J3 Risks. This requires investigation. **(Condition Rating 3)**

Unevenness was evident to the kitchen floor adjacent to where the gas hob is situated. This could be due to general inaccuracies when constructing the extension. This did not appear serious but should be monitored. **(Condition Rating 1)**

3

Property address

## F5 Fireplaces, chimney breasts and flues

Fireplaces in the side bedroom 3 and in the kitchen are disused and have been blocked up. Others may also have been blocked upon as there are two flues to each chimney stack. Condensation within disused flues can cause pattern damp staining to chimney breast walls. Disused chimney flues should be appropriately capped at chimney stack level and, where possible, ventilated externally at the base of the disused flue. Damp staining at the bottom of the wall in the kitchen could indicate condensation problems. This will require monitoring. If the flue has not been cleared and swept, then this could be damp conditions from bridging of the damp proof course.

**(Condition Rating 2)**

The kitchen chimney breast flue was visible in the roof space above and it appears to have been altered or is open. It requires investigation to ascertain whether this could be used. If you intend to use the flue, investigation should be carried out. **(Condition Rating 2)**

A balanced flue is provided for the gas boiler and this exhausts via the left hand elevation. The flue should be checked by a Gas Safe registered heating engineer. **(Condition Rating 1)**

2

## F6 Built-in fittings (e.g. built-in kitchen and other fittings, not including appliances)

Kitchen fittings show signs of general wear and tear but are in an overall serviceable condition. Some adjustment is required to door hinges, etc. **(Condition Rating 1)**

The seal between wall tiling and work surfaces can be prone to possible leakage and regular upgrading of grouting and mastic should be carried out to prevent this occurrence which can lead to dampness which can affect plasterwork and joinery items. **(Condition Rating 1)**

1

## F7 Woodwork (e.g. staircase and joinery)

Internal joinery is typical of a property of this type and age and appears to be in a generally serviceable condition. Some minor damage is evident as a result of normal wear and tear but no serious defects were identified. **(Condition Rating 1)**

Interior doors are a general mismatch. Adjustments should be anticipated to obtain satisfactory closure. **(Condition Rating 1)**

Interior timbers adjacent to damp walls are at risk of decay. Any remedial damp proofing work and re-plastering should be accompanied by an inspection of adjacent timbers for rot attack. If deterioration is severe, replacement timbers will be required and a contingency sum discussed with your PCA registered damp proofing/timber treatment contractor. **(Condition Rating 2)**

Internal decoration exhibits normal wear and tear. **(Condition Rating 1)**

2

Property address

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**F8 Bathroom fittings**

Sanitaryware in the bathroom is showing signs of wear and tear, commensurate with its age. Some adjustment should be anticipated. No plumbing or shower facilities were tested. The WC cistern appears to be the wrong type for this type of WC and requires investigation and it may require replacement of the WC. **(Condition Rating 2)**

**2**

The seal between wall tiling and sanitaryware can be prone to possible leakage and regular upgrading of grouting and mastic should be carried out to prevent this occurrence which can lead to dampness which can affect plasterwork and joinery items. Discolouration of grouting has occurred which could be susceptible to leakage and is unsightly. **(Condition Rating 1)**

Shower curtains over baths can be a susceptible area for leakage. **(Condition Rating 1)**

**F9 Other**

None.

**Property address**

# G

## Services

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

### Limitations to inspection

Comment on electrical installations is made from a visual inspection only and no tests have been carried out on electrical circuits, fittings or appliances.

**G1 Electricity** *Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years*

1 2 3 NI

Mains electricity is available to the property. The electricity meter and consumer unit are located in the garage.

There is evidence of past upgrading of electrical installations. This evidence includes a modern consumer unit. However, further upgrading may be necessary in order to fully comply with regulations published by the Institution of Electrical Engineers (IEE). By way of further investigation, electrical installations should be tested. In particular, the electrical contractor should comment regarding the socket in the bathroom, which is in contravention of Regulations and which has a connection to the gas boiler which requires investigation. The kitchen sink unit should be earthed. A sticker on the consumer unit indicates this has been recently tested and enquiries should be made of the seller. **(Condition Rating 3)**

Electrical installations to the garage and outbuildings, as well as external lighting to the walls and garden areas, should be checked. **(Condition Rating 3)**

Fixed electrical appliances were noted in the property including cooker hood, heat sensor, electric oven and extractor fan in the bathroom. These are modern, but should be commented upon by the electrical contractor. **(Condition Rating 3)**

3

Property address

**G2 Gas/oil** *Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.*

Mains gas is connected to the property. The gas meter is located in the garage. No serious visible defects were noted to the apparatus. **(Condition Rating 1)**

3

It is assumed that a suitable sleeve is provided where gas pipework passes through cavity wall structures, with mastic sealant provided between the gas pipe and the sleeve. This should be confirmed by a Gas Safe contractor. **(Condition Rating 1)**

It is recommended that all gas appliances, supply apparatus, flues and pipework are tested by a Gas Safe registered engineer prior to occupation - see further comments under Section G4 Heating. **(Condition Rating 3)**

### G3 Water

Mains water is connected to the property.

The internal stop tap is located in the bathroom and the external stop tap is located in the front pavement. The water supply is metered and the meter is located in the bathroom.

Where visible, water pipework was noted to be modern and adequately supported. Much of the pipework is concealed and its condition cannot be checked, although there is no reason to anticipate serious defects. **(Condition Rating 1)**

In a property of this age, it is possible that the underground and incoming water supplies are in lead pipework. However, this cannot be confirmed visually. Lead is a deleterious material and concern has been expressed in the media regarding health risks associated with lead pipework and drinking water supplies.) Lead pipework should be replaced in PVC and your responsibility will be to the boundary of the property. This work could be expensive and disruptive and further advice should be obtained from a plumber or the local water authority - see Section J Risks. Visit the Drinking Water Inspectorate at [www.dwi.gov.uk](http://www.dwi.gov.uk). **(Condition Rating NI)**

An old, redundant galvanised water tank was evident in the roof space. It is not thought that it would be practical to have this removed. **(Condition Rating 1)**

1

Property address

#### G4 Heating

Central heating and domestic hot water is provided by wall-mounted gas boiler located in the roof space. This is a modern boiler and should prove efficient. A guarantee may be applicable, your Legal Adviser should investigate - see Section I2 Guarantees. The central heating system was not seen in operation. As a precautionary measure, the boiler should be tested and serviced prior to use by a Gas Safe contractor. **(Condition Rating 3)**

Ideally, the boiler should be provided with a frost thermostat to protect it during inclement weather conditions. **(Condition Rating 3)**

Pipework in the roof space should be better insulated to prevent the effects of cold weather conditions. **(Condition Rating 2)**

It is assumed that ventilation to the gas boiler is in accordance with the manufacturer's guidelines. Your Gas Safe contractor should comment regarding the adequacy of ventilation. **(Condition Rating 1)**

The condensate pipe from the boiler is located in the roof. This should be investigated to ensure that this meets with manufacturer's recommendations. This will require insulation. **(Condition Rating 2)**

A circuit of radiators is in situ and no significant corrosion or other serious defects were noted to radiator surfaces, or pipework, where seen. **(Condition Rating 1)**

3

#### G5 Water heating

The hot water is provided by the heating boiler without a storage tank. **(Condition Rating 1)**

Since the boiler is a combination type, no cold water tanks or hot water cylinder are required for this system.

Combination boilers tend to have a slow rate of delivering to hot water outlets, which can be an inconvenience.

1

Property address

## G6 Drainage

2

It is assumed that drains are connected to the mains sewer. This should be confirmed by your Legal Adviser - see Section I3 Other matters.

Waste water drainage from the bathroom and kitchen is provided in PVC. An asbestos pipe was also evident adjacent to the gully to the bathroom, which will require investigation – see J3 Risks. **(Condition Rating 2)**

Drainage gullies collect surface water and waste water. Clearing out of gullies is required to prevent blockage. **(Condition Rating 2)**

An inspection chamber is located in the covered area. This has a metal cover in serviceable condition.

Inspection of the drainage runs within the chambers revealed no serious defects to the chamber or drains. Re-pointing would be beneficial within the chamber, to prevent leakage. **(Condition Rating 1)**

It must be emphasized that a visual check of inspection chambers cannot confirm that other parts of the drainage system are free from defects, although there is no reason to anticipate such problems. Specialist advice should be obtained from a drainage contractor. **(Condition Rating 2)**

A further inspection chamber is located to the drive, with a metal cover. This inspection chamber was not accessible because a car was parked over it. It was not possible to ascertain who owned the car. The inspection cover should be released and an inspection carried out by a drainage contractor. This is a precautionary measure. **(Condition Rating NI)**

A small rodding access is located to the rear corner, which would allow for rodding of the system.

It was noted that no ventilation has been fitted to the foul waste pipe. A drainage engineer should be asked to report on the need for ventilation to the drainage system. This may be located in the boxing in to the covered area. **(Condition Rating 2)**

The garage is built over a drainage run. See I3 Other Matters.

## G7 Common services

None.

Property address





## Grounds (including shared areas for flats)

### Limitations to inspection

The inspection was carried out within the constraints of the site and there were no unusual restrictions.

1 2 3 NI

### H1 Garage

The property benefits from a single garage. This is constructed of blockwork walls with a flat felt roof. Extensive deterioration has occurred and serious repair work is anticipated, including investigation of the roof, as there is ponding water externally. The felt has been taken over the parapet wall, which is poor detailing. Internally, strawboard was evident to the decking material, which potentially can have an asbestos content. Woodworm was evident within the joists, although may be old and longstanding and non-progressive, but should be investigated. Externally, the roof felt appeared in poor condition and there is potential that leakage could occur. Investigation should be carried out. **(Condition Rating 3)**

The side wall of the garage is believed to be leaning and whilst appearing stable at the present time, this should be monitored. This should not be allowed to become unstable. **(Condition Rating 2)**

Deterioration has occurred to joinery items and these would benefit from repair or replacement. **(Condition Rating 2)**

Guttering to the rear requires upgrading and improvement to ensure that water is correctly discharged away from the building. **(Condition Rating 2)**

The garage floor has been replaced. Enquiries should be made of the seller to ascertain what problems have occurred to the garage floor. **(Condition Rating 2)**

Distortion of the brickwork/blockwork has occurred to the front corner of the garage. This could indicate an ongoing problem of movement. This should be investigated to identify what repairs will be required. **(Condition Rating 2)**

3

Property address

## H2 Other

3

There is a covered area to the rear of the garage. The roof is leaking and has been sealed to the garage, extension and main building with flashband, which is a poor quality material and has become loose. This requires upgrading and improvement. **(Condition Rating 2)**

Roof panels are damaged and require upgrading/replacement. **(Condition Rating 2)**

Guttering requires upgrading and improvement to ensure that surface water is discharged into a surface water system. **(Condition Rating 2)**

Woodworm is evident to the timbers internally and this requires further investigation. **(Condition Rating 2)**

The outbuilding incorporates a blockwork wall which is leaning and also has damp issues because of surface water. The wall is cracked and damaged and is likely to require repair. This should be investigated. **(Condition Rating 3)**

The left hand boundary wall is in a deteriorated condition and was noted to be leaning. Since this is adjacent to the neighbouring property, there is a possibility of future accidents occurring for which you will have a liability. Repair/replacement of this boundary wall is therefore considered prudent. **(Condition Rating 3)**

Loose masonry to the front garden wall is dangerous and should be repaired to prevent the possibility of accidents to persons using the public footpath. **(Condition Rating 3)**

The rear boundary wall is leaning and is likely to require re-building. This should be investigated to prevent it from causing accidents or damage if this collapses. **(Condition Rating 3)**

Property address

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### H3 General

There are a number of trees growing within the boundaries of the property and roots from these trees could cause damage to the building or drainage runs. Regular pruning and management of these trees is recommended to restrict damage. Further advice should be obtained from an arboriculturist.

Seasonal pruning and management of boundary hedges/vegetation is recommended to prevent these from causing a possible nuisance or damage to neighbouring properties.

Surface deterioration has occurred to paths and this may have safety implications. Re-laying/re-surfacing of damaged areas is recommended.

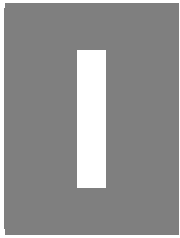
A driveway to the front of the property provides car parking spaces. Overall, no serious surface defects were noted.

The adequacy of surface water drainage to the paths and drive around the property should be checked under rainfall conditions. If water pools adjacent to brickwork, this can cause deterioration and damp penetration. Under these circumstances, improved surface water drainage is recommended via the creation of soakaways or other surface water drains. Further advice should be obtained regarding repairs from a drainage contractor or general builder.

It is always sensible when purchasing a property to find out who owns all boundaries and who is responsible for their maintenance, your Legal Adviser will have this information.

General landscaping of gardens should be carried out to improve the appearance of the property.

Property address



## Issues for your legal advisers

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

### I1 Regulation

It is assumed that all necessary permissions and other consents were obtained in respect of the rear extension. All documentary evidence should be confirmed via your Legal Adviser and kept in a safe place for future reference. In the absence of documentation, copies may be available from the Local Authority.

Building Regulation approvals may have been necessary for the following: rear extension, replacement gas boiler and removal of internal walls. Documentary evidence to confirm this should be obtained via your Legal Adviser. If this is not available, enquiries should be made of Building Control at the Local Authority to determine whether or not approvals would be applicable.

Building Regulation approval or a FENSA Certificate should have been obtained for windows replaced on or after 1st April 2002. Documentary evidence should be obtained.

A number of Building Regulations have been quoted. There may be further aspects of the property which do not meet current Building Regulation standards and those mentioned in this report should not be thought exhaustive. Some Building Regulations are referred to where these are thought to impact significantly on health and safety.

### I2 Guarantees

Guarantees may exist for replacement windows and doors, cavity wall insulation and the gas boiler. These should be obtained, verified and transferred to you on completion of the purchase.

Property address

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### **I3 Other matters**

The property is assumed to be held on a freehold title, but the deeds have not been inspected. It is further assumed that vacant possession will be provided upon completion. Confirmation of title and vacant possession should be obtained via your Legal Adviser.

Roads and footpaths to ... Road appear made up and adopted.

The position and ownership of boundary lines should be verified as per title deeds plans.

An environmental search should be obtained.

It is assumed that the property is connected to the mains sewer which should be confirmed by the Local Water Authority. A drainage search should be obtained by your Legal Adviser. It is assumed that this is a combined drainage system. The garage is built over a drainage run.

Any work on the party wall will involve the Party Wall Act 1996. This requires the owner of the property to notify neighbours of proposed works and obtain the neighbours consent to these works. Your Legal Adviser should provide more information, if required.

The Council Tax banding for the property may increase upon purchasing the property, as it is believed that the property has been extended by the current owner.

The property is in an area which could be vulnerable to flooding. A flood risk assessment should be obtained from the Environment Agency.

**Property address**

## J

## Risks

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

### J1 Risks to the building

Uneven floors internally require investigation.

Dampness was evident within the property which will require remedial work.

Woodworm was evident to timbers within outbuildings and the garage and will require investigation. The bungalow could also be affected. Not all timbers could be closely inspected.

Trees should be controlled.

### J2 Risks to the grounds

The website <https://flood-warning-information.service.gov.uk/long-term-flood-risk> states that the flood risk from rivers or the sea is very low and this is assumed to be correct.

The website <https://flood-warning-information.service.gov.uk/long-term-flood-risk> states that the flood risk from surface water is high and this is assumed to be correct.

An environmental search should be obtained.

### J3 Risks to people

Service documentation for gas appliances to be obtained and verified.

Certificate for electrical wiring to be obtained and verified.

Ideally, mains wired in smoke alarms should be provided to the property for safety reasons.

Carbon monoxide detectors are recommended for safety reasons. These should be monitored and renewed in accordance with the manufacturers guidelines.

Reference has been made in this report to the presence of cement asbestos in some materials. Unless otherwise expressly stated in the report, the surveyor will assume that no deleterious or hazardous materials have been used in the construction of the property. Whilst these surfaces are safe if undisturbed, any work to this material (for example drilling, sawing or removal) can pose a hazard to health. An asbestos inspection has not been carried out and we are not acting as an asbestos contractor. Specialist advice should be obtained from a licensed asbestos contractor regarding asbestos containing material and you are reminded that repairs or removal of this can

Property address

be expensive and should be carried out in accordance with current regulations. Asbestos continued to be used in building materials up to 1999. It may be possible that asbestos is contained within concealed parts of the building but this cannot be confirmed without invasive investigation or chemical analysis.

In a property of this age, there is a possibility that lead paintwork may have been used. Care should be taken as lead is a deleterious material.

Lead pipework may have been provided to the incoming water supply and is hazardous to health.

Re-surface uneven paths.

Repair loose and leaning masonry to boundary walls and outbuildings.

Control boundary vegetation.

#### **J4 Other**

The nearby shops and social club could cause nuisance.

**Property address**



## Surveyor's declaration

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

**Signature**

T F Stubbs

**Surveyor's RICS number**

0089427

**Qualifications**

BSc MRICS

For and on behalf of

**Company**

Tim Stubbs Limited

**Address**

171 Main Road

**Town**

Smalley

**County**

Derbyshire

**Postcode**

DE7 6DT

**Phone number**

01332 780939

**Website**

www.timstubbs.co.uk

**Fax number**

01332 781351

**Email**

info@timstubbs.co.uk

**Property address**

**Client's name**

Mr A

**Date this report was produced**

16<sup>th</sup> December 2016



## RICS Disclaimers

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

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

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

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

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

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

# What to do now

## Getting quotations

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

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

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

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

## Further investigations

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

## Who you should use for these further investigations

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

## What the further investigations will involve

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

## When to do the work

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

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

## Warning

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

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

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# Description of the RICS HomeBuyer (Survey) Service

## The service

The RICS HomeBuyer (Survey) Service includes:

- an inspection of the property (see 'The inspection')
- a report based on the inspection (see 'The report').

The surveyor who provides the RICS HomeBuyer (Survey) Service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property
- take account of any repairs or replacements the property needs; and
- consider what further advice you should take before committing to purchase the property.

## The inspection

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

If necessary, the surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible.

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

## Services to the property

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

## Outside the property

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

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

## Flats

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

## Dangerous materials, contamination and environmental issues

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

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

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

## The report

The surveyor produces a report of the inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed.

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

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

## Condition ratings

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

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

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

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

**NI** – not inspected.

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

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

## Energy

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

## Issues for legal advisers

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

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

## Description (continued)

In the case of sole practitioners, the surveyor may sign the report in his or her own name unless the surveyor operates as a sole trader limited liability company. Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

### Risks

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

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

### Standard terms of engagement

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

### Complaints handling procedure

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

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

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

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# Typical house diagram

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

