SURREY SURVEYORS

RICS®

LEVEL 3

Your survey report

Property address
Example Report

Client's name
Example Report

Inspection Date
22nd April 2026

Surveyor's RICS number
6714618

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.

A About the survey

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

- 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 reasonable efforts 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** report sent on the 26th March 2026 for a full list of exclusions.

A

About the inspection

Surveyor's name

Oliver Fletcher MRICS

Surveyor's RICS number

6714618

Company name

Surrey Surveyors Ltd

Date of the inspection

22nd April 2026

Report reference number

Related party disclosure

This is a sample report, published for illustrative purposes only. The property inspected is owned by the author, Oliver Fletcher MRICS, and no third party client is involved. The report is published to demonstrate the format, scope and standard of our reporting. It should not be treated as current or accurate in respect of any property, and no reliance should be placed on its contents in connection with any other property, transaction or decision. No duty of care arises between Surrey Surveyors Ltd and any recipient unless and until written Terms of Engagement have been agreed and signed. This document remains the copyright of Surrey Surveyors Ltd and is not to be reproduced or redistributed without our prior written consent.

Full address and postcode of the property

Example Report

Weather conditions when the inspection took place

During the inspection the weather was dry, therefore we cannot confirm that rainwater goods are totally serviceable or that flashings, roof coverings etc. are watertight during periods of heavy and/or prolonged rainfall. The weather preceding the inspection was mixed to include some rain.

Status of the property when the inspection took place

The property was occupied at the time of inspection, there were close fitting fixtures, fittings, furniture & possessions throughout. The risk of concealed defects must be accepted.

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.

B Condition ratings

Overall opinion of property

Overall, the property is in generally fair condition and appears structurally sound, but some repair and maintenance issues were identified which require attention. These are typical of a property of this age and type; however, some items should be addressed in the short term to prevent further deterioration.

The most significant concerns relate to potential water ingress. In particular, the absence of flashings to the chimney abutment, evidence of previous DIY style repairs with roofing tape around the second floor skylight and water ingress through the rear mono pitched roof above the kitchen. We would recommend that a roofer provides quotes for localised repairs. It would also be beneficial to upgrade the cement fillet flashings around the front bay window to lead flashings in due course.

The windows are uPVC framed and double glazed, no condensation or misting was noted within the glazing at the time of the inspection. We understand these windows were installed in circa 2005 and will therefore now be becoming more dated, however remain serviceable. As noted below, one window handle requires repair. The windows benefit from shutters, which were found to be operational.

Where tested, the water from the showers, bath, basin and taps was clear and we noted no sluggish discharge, hammering or backing up to the system. The hot water was warm when called.

Internally, moisture levels on the inside face of the main walls were within reasonable tolerances for a house of this period and we noted no mould or staining to indicate potential damp defects.

The decorative order of the property was good, and new carpets have been laid across the main stairs and first floor level. The kitchen shows signs of wear and tear but is in fair order and features a Smeg oven.

In terms of general maintenance issues, repairs to rainwater goods, loose external paving, localised repairs to fencing, and minor internal defects such as a broken radiator valve and window hardware require repair. These are not unusual but will require repair and ongoing maintenance.

In summary, the property is considered a reasonable purchase, provided that allowance is made for the necessary repairs and maintenace. Priority should be given to addressing water ingress risks where temporary repairs have been made to the front pitched roof and water ingress is apparent on the lower ground rear mono pitched roof. Further specialist advice and quotations should be obtained so that you can factor in the cost of these repairs.

B

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'.

R

Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

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
D2	Roof coverings
E1	Roof structure
E5	Fireplaces, chimney breasts and flues

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
D1	Chimney stacks
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D6	Outside doors (including patio doors)
D7	Conservatory and porches
D8	Other joinery and finishes
E2	Ceilings
E3	Walls and partitions
E4	Floors
E7	Woodwork (for example, staircase joinery)

Element no.	Element name
E8	Bathroom fittings
F5	Water heating
G3	Other

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
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E9	Other
F3	Water

NI Elements not inspected

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

Element no.	Element name
F1	Electricity
F2	Gas/oil
F4	Heating
F6	Drainage
F7	Common services

Further Investigations

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

Your solicitor should be asked to verify the legal position and advise upon the implications of the following:

Compliance with planning approvals and Building Regulations to include compliance with Part B Means of Escape. This should include alterations made to the chimney breasts and stacks.

Request copies of Gas and electric safety testing certificates as advised within this report.

Any adverse easements, restrictive covenants, servitudes or wayleaves affecting the property. The right of access over the adjoining land for the purposes of maintaining parts sited on boundary lines. Similar rights may exist in favour of adjoining owners/occupiers.

The actual property demise and boundary demarcation. The responsibility for maintenance and repair of boundary walls or fences etc.

That absolute (good) registered title is available for the property and grounds. We have been told the property is freehold but your solicitor is to check this point*.

The precise maintenance and repairing responsibilities in respect of shared drains and sewers.

If a transferable warranty is available for any building and remedial works carried out to the property under inspection.

To ensure full and comprehensive conveyancing searches have been carried out and that you are advised accordingly of any implications arising prior to an exchange of contracts.

To establish that the road is adopted.

To establish that the dropped curb has the correct certifications.

We recommend that a qualified roofer is instructed to inspect the roof coverings and provide quotations for any necessary remedial works.

The drainage system is shared and the subject property's inspection hatch is the main access point for the drainage. You should consider a drainage CCTV survey and your solicitor should establish whether any drainage issues would be your responsibility to resolve or shared.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property comprises a three bedroom, freehold*, end of terrace house arranged over ground, first and second floors, beneath a part pitched, part flat roof. The pitched elements are covered with tiles. There is dedicated parking to the front of the property and a private and enclosed rear garden with patio, mature trees, faux lawn and a summer house.

Approximate year the property was built

From our online research we believe it was constructed between 1900-1930. Solicitor to confirm.

Approximate year the property was extended

We have made brief enquiries of the Council Planning Portal and included the below information for the benefit of your solicitor. A detailed review or comment on the Planning History and Building Regulation Certifications listed is outside the scope of the survey. Your solicitor must make full enquiries to ensure that the property has all the correct Planning Approvals and Building Regulation Certifications in its current form. This should include drainage certifications.

Active pages | Local Authority Planning Portal

Approximate year the property was converted

We do not believe the property has been converted.

Information relevant to flats and maisonettes

N/A.

Construction

The pitched roof elevations are formed in timber and have a slate type tiled covering. The flat roof on the second floor has a roofing felt covering. The flat roof above the kitchen also has a roofing felt covering.

The rainwater goods are formed in uPVC.

The facias and soffits on the original part of the building are of timber construction and on the more recent additions uPVC.

The original main walls are believed to be of solid construction.

The windows are of the double glazed, casement variety.

The front door is of timber construction, the other doors are of the uPVC variety.

The ground floor is a mixture of solid and suspended timber construction and the first and second floors are formed in suspended timber.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	2		1		1			
First		2						
Second		1	1					

Means of escape

The second floor accommodation appears to date from circa 2005 and it is likely that, when constructed, the works complied with the Building Regulations in force at that time. However, fire safety standards under Part B of the Building Regulations have been strengthened since then, and measures that were acceptable at the time of construction may not meet current best practice. This may result in increased risk if the building has not been reviewed or upgraded in line with more recent guidance.

The principal means of escape is via the main internal stairway, which leads to the front and rear exit doors at ground floor level. This arrangement is typical of residential properties but is reliant on the stairway remaining accessible in the event of a fire. Smoke detectors were present within the property, although these were not tested during the inspection and we cannot comment on their condition, specification or effectiveness. We recommend that your legal advisers verify compliance with Part B of the Building Regulations and that copies of any relevant approvals and the service history for the fire detection system are obtained. Ongoing maintenance of the smoke detection system is essential to ensure early warning in the event of a fire.

While the property appears to incorporate basic fire escape provisions, Surrey Surveyors Ltd are not certified fire risk assessors and no formal fire risk assessment has been undertaken. We therefore recommend that a qualified fire risk assessor is instructed to review the adequacy of the escape arrangements, detection systems and overall fire safety strategy, particularly given the age of the second floor construction and the reliance on a single principal escape route.

Photo - 2

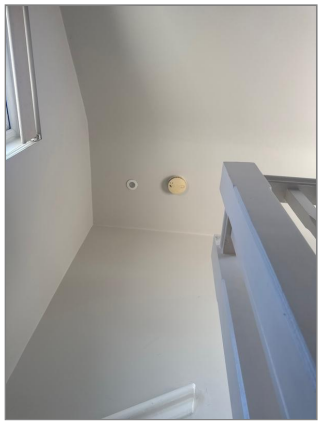

Photo - 3

Photo - 4

C

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

Our enquiries of the government website have shown the property has an EPC rating of 63 (D) with a potential rating of 86 (B). The average EPC rating in the UK is D (60). A link to the EPC is below:

https://find-energy-certificate.service.gov.uk/find-a-certificate/type-of-property

Issues relating to the energy efficiency rating

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature Description Rating

Wall Solid brick, as built, no insulation (assumed) - Very poor

Wall Timber frame, as built, insulated (assumed) - Good

Roof Pitched, 150 mm loft insulation - Good

Roof Roof room(s), insulated - Good

Roof Flat, insulated (assumed) - Good

Window Fully double glazed - Good

Main heating Boiler and radiators, mains gas - Good

Main heating control Programmer, TRVs and bypass - Average

Hot water From main system - Good

Lighting Low energy lighting in all fixed outlets - Very good

Floor Suspended, no insulation (assumed) - N/A

Floor Solid, insulated (assumed) - N/A

Secondary heating None - N/A

Mains services

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

- [x] Gas
- [x] Electric
- [x] Water
- [x] Drainage

Central heating

- [x] Gas
- [ ] Electric
- [ ] Solid fuel
- [ ] Oil
- [ ] None

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

None noted, solicitor to confirm.

Other energy matters

Refer to EPC.

C

Location and facilities

Grounds

There is dedicated parking to the front of the property. The rear garden is private and enclosed. It has a patio and small lawn and generally speaking has been well landscaped to make use of the available space.

Location

The property is situated in a medium density, residential area within Cobham, close to local amenities and travel into London.

We believe the highway is adopted and noted high levels of traffic. There is one parking space in front of the house and parking on the road, we noted that there were very few spaces available.

Facilities

Local facilities are available within Guildford, and Woking with enhanced facilities available further afield in centres such as Kingston upon Thames and indeed central London.

Local environment

Please refer to the interactive desktop research report (DRR) we have compiled for you for information on local schools and transport, flood risk, radon levels, soil types, planning history and other useful information. A link to the report is below:

Desktop Research Report Link

Other local factors

Radon protection requirements in the United Kingdom depend on whether a property is newly constructed, extended or already existing. New buildings and extensions must follow Building Regulations, which specify the level of protection based on the UK Health Security Agency Radon Map, ranging from a basic radon resistant barrier to full protection including a radon sump or ventilated sub floor system, with basements requiring protection in all cases. For existing homes, mitigation is recommended when a validated three month test shows levels at or above 200 becquerels per cubic metre, and landlords must ensure radon remains below this threshold to comply with housing legislation. During property transactions, solicitors often request radon testing where a home lies in an affected area, and elevated readings may lead to negotiated allowances or a retention to cover mitigation work.

Radon mitigation can be carried out using several recognised methods depending on the construction type and the level of radon present. An active radon sump is the most effective option for solid floors and high radon readings, as it creates a low pressure zone beneath the slab that captures gas before it enters the property, with the extracted air discharged safely at high level. Positive Input Ventilation can be used where levels are moderate, introducing a continuous supply of filtered air to gently pressurise the home and reduce radon ingress, typically through a fan unit located in the loft or on an external wall that runs continuously. For properties with suspended timber floors, natural or mechanical sub floor ventilation can

be used to increase airflow within the void, either by adding air bricks or installing a low energy fan to extract air and dilute radon concentrations beneath the structure.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

Only readily accessible and visible areas were inspected and the risk of defects to concealed areas must be accepted. Standard Terms and Conditions Apply. For the purpose of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported, it should be considered that areas may have been hidden from our view and no liability for this can be accepted. We have not exposed the foundations of the property and without doing so, you must accept the risk of unseen defects. However, unless noted within this report, we have not noted any above ground problems which relate to defective foundations or signs thereof. We have not carried out any geological survey or site investigation and cannot confirm the nature or characteristics of the soil with regards to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further. Our examination of the roof covering was largely confined to an inspection from ground level. There may be hidden defects in the areas we could not inspect. The condition ratings assigned throughout this report are based on what was visible to us at the time of inspection.

A drone was employed during the inspection to obtain elevated images of roof coverings, chimneys and other high-level elements that could not be safely accessed from ground level. The use of drone photography is subject to inherent limitations, including weather conditions, camera angle, image resolution, obstructions, and the practical constraints of operating around trees, neighbouring buildings and overhead cables. The images should therefore be regarded as indicative rather than definitive, and they do not replace the level of detail achievable through a close quarter inspection. Defects may exist that were not visible or could not be captured by the drone, and no assurance can be given that all issues have been identified. Where concerns remain, or where detailed evaluation is required, further investigation by a suitably qualified specialist using appropriate access equipment is recommended.

Verbal information provided by the vendor, agent or occupier during the inspection has been recorded in good faith, but it has not been independently verified and should not be relied upon as definitive. Such comments may be incomplete, inaccurate or based on the vendor's personal understanding rather than formal documentation or professional assessment. Any statements made regarding defects, alterations, repairs, service history, warranties or the condition and performance of building elements must therefore be treated as unconfirmed. No liability can be accepted for any discrepancy between the vendor's verbal representations and the actual condition of the property, and where reliance on such information is important, appropriate written evidence or specialist confirmation should be obtained.

1 2 3 NI

D1 Chimney stacks

2

The property has a shared chimney stack with the adjoining property. At the junction between the chimney and the roof covering on the left-hand side, no visible flashings were noted, although these were seen at the front of the stack. We recommend lead flashings are installed to create a watertight seal at abutments. In their absence, there is an increased risk of rainwater penetrating at this vulnerable junction, particularly during periods of wind-driven rain. Water ingress at this location can track into the roof structure and internal ceiling areas, potentially leading to dampness, staining, timber decay, and deterioration of finishes. Remedial works to install appropriate flashings should be considered a priority to prevent further deterioration.

Several chimney pots are open, which allows rainwater to enter the flues and increases the risk of dampness, accelerated masonry deterioration and internal staining, particularly during prolonged

wet or freezing conditions. Open pots also enable birds, animals and debris to enter the chimney, which may lead to blockages, restricted ventilation and potential smoke or fume discharge back into the property if fireplaces are in use. To reduce these risks and protect the longevity of the chimney, we recommend that suitable chimney caps and wildlife protection cages are installed, ensuring adequate ventilation is maintained while preventing ingress.

The chimney stack itself is fitted with four pots, all of which appeared to be in generally satisfactory condition at the time of inspection, with no obvious signs of damage or instability noted from ground level. However, some moss and lichen growth is present to the stack, which can retain moisture against the masonry surface and, over time, contribute to the gradual breakdown of mortar joints and brick faces. While this is not uncommon, it does indicate ongoing weathering and the need for periodic maintenance. Given the shared nature of the chimney, responsibility for repair and maintenance may need to be clarified, and any works may require agreement with the neighbouring owner.

There is a TV aerial present to the stack. This can cause damage in periods of high winds and extreme weather conditions. Confirming the structural integrity of the aerial joint falls beyond the remit of this survey as we did not test its rigidity. You should, however, ensure the TV aerial is safely secure, or relocated to safer area.

The chimney stack appears to have been partially removed, probably when the loft conversion was undertaken. Another chimney breast to the rear has also been removed and is supported with steels. You should be aware that the neighbouring property will likely have legal rights under the Party Wall etc Act 1996 over the shared chimney. Your solicitor should confirm this to you. You will likely have to serve notice on the neighbours prior to carrying out works to the chimney. Your solicitor must make enquiries to establish that any structural alterations made to the chimney have the correct building regulation certifications. Without this assurance, a structural engineer will need to inspect the alterations made.

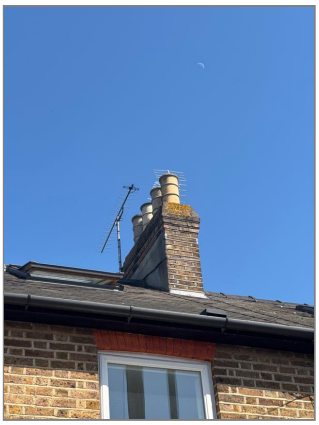

Photo - 5

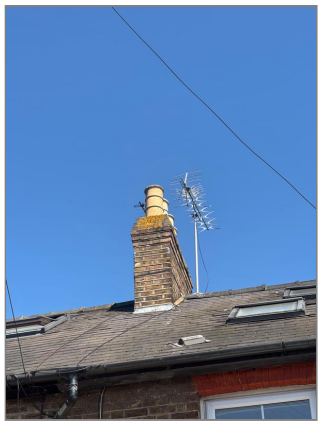

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Photo - 7

Photo - 8

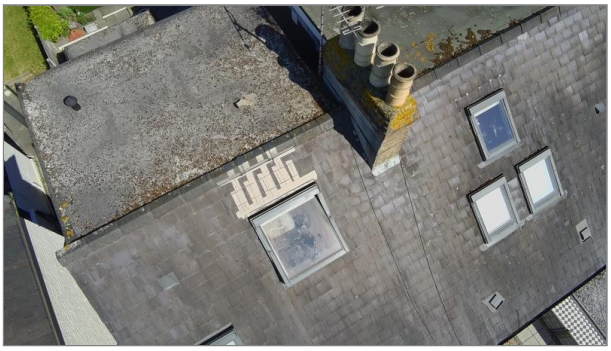


Photo - 9

Photo - 10

D2 Roof coverings

3

The Level 3 rating in this section relates to the front pitched roof where temporary repairs have been made with roofing tape around the skylight and the rear mono-pitched roof above the bathroom where there is evidence of water ingress. The flat roof coverings are in a serviceable condition.

The main pitched roof elevations are covered in slate tiles, which were found to be in generally fair condition overall. Slates are typically a durable covering, however, there was evidence of localised DIY style repair works above the skylight, which may have been undertaken in an attempt to address previous water ingress around the skylight. This correlates with the internal staining noted in that area and suggests that the detailing at this junction may be vulnerable. Junctions around roof penetrations are common points of failure, and if repairs have not been carried out to a high standard, there remains an ongoing risk of water ingress. Roofing tape has been applied to the area, which is somewhat of a temporary fix. More permanent repairs are required.

The ridge tiles are bedded in mortar, which is a traditional method but can be prone to cracking and deterioration over time due to weathering and thermal movement. Should the mortar fail, ridge tiles may become loose, increasing the risk of water penetration and, in extreme cases, displacement in high winds.

Ventilation ports were noted at roof level, which helps to reduce the risk of condensation forming within the roof structure. Adequate ventilation is particularly important where insulation has been upgraded or where the roof space has been altered, as it allows moisture-laden air to escape and helps protect structural timbers from decay.

There is a rear pitched roof next to the ground floor flat roof the pitched section of roof has a slate covering. The pitched roof discharges rainwater onto the flat roof above the kitchen increasing the vulnerability of the flat roof. A number of tiles have been replaced and there are slipped tiles and tingles present, indicating historic repairs and suggesting ongoing vulnerability to movement or deterioration. As is noted in section E1 Roof Structure, we noted staining to the internal roof timbers indicative of water ingress in this area. On inspection from within this roof void, we noted that there is no secondary membrane fitted beneath the slates. This is typical of older properties of this age but falls short of modern standards. Without this secondary line of defence, any wind-driven rain or snow that gets past the slates will land directly on the rafters, battens and ceilings below. We would recommend factoring in the cost of a full re-roof with a breathable membrane in the medium term, as and when the slates reach the end of their serviceable life.

There are two flat roof coverings in situ both with roofing felt coverings, one at second floor level and one to the ground floor rear extension. These are likely to be original to the extension works in 2005 and 2014. This type of covering has a normal expected economic life of around 20 years and is therefore now becoming quite dated. However, at the time of the inspection, no staining was noted beneath either of the flat roofs.

There is a build-up of moss and lichen growth to the ground floor flat roof, which is often associated with retained moisture and can accelerate the degradation of the waterproofing layer by holding water against the surface and restricting drainage. While no staining or elevated moisture readings were detected internally at the time of inspection, flat roofs of this type have a finite lifespan and can deteriorate without obvious early warning signs.

Continued weathering, combined with biological growth, increases the likelihood of future defects, including blistering, cracking, and eventual failure of the covering. Regular maintenance and monitoring are recommended, and allowance should be made for eventual replacement as part of longer term upkeep.

The roof covering to the bay window is also tiled and appeared to be in good condition, however, the cement flashings at abutments will be more vulnerable to water ingress. Cement fillets can crack and lose adhesion over time, making them less effective at preventing water ingress compared to more modern lead or proprietary flashing systems. No moisture staining was noted around the bay window at the time of the inspection, but we would recommend the cement fillet is upgraded to lead flashings.

Photo - 11

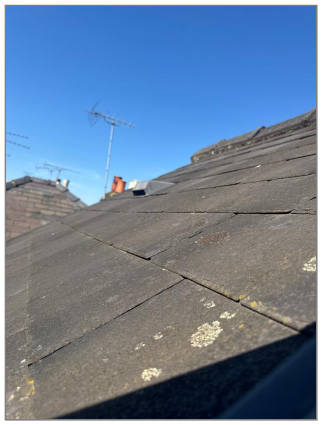
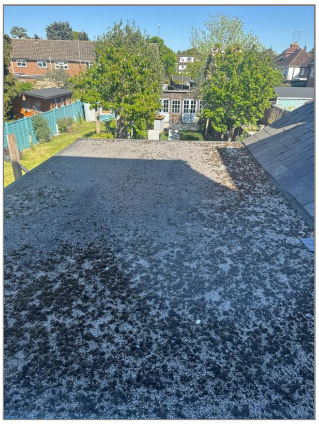


Photo - 12



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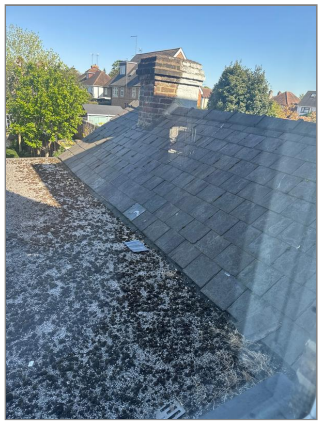


Photo - 14

Photo - 15

Photo - 16

Photo - 17

Photo - 18 Temporary Roofing Repair

Photo - 19

Photo - 20

Photo - 21 Slipped and Loose Roofing Materials

Photo - 22

Photo - 23

D3 Rainwater pipes and gutters

2

The rainwater goods are formed in uPVC, which is generally a low-maintenance and durable material; however, staining is visible at several joints. This staining is often indicative of minor leakage or past overflow at connection points, suggesting that seals may be beginning to fail or that joints are not fully watertight. Over time, even small leaks can lead to water tracking down adjacent wall surfaces, potentially causing localised saturation of masonry, staining, and an increased risk of damp penetration internally.

Where rainwater goods are discharging to open drainage at the base of the main walls, there is a risk of damp defects should drainage become blocked. Some hoppers were noted to be shared with the neighbouring property.

In colder conditions, defective joints may also be more prone to movement and separation due to thermal expansion and contraction of the plastic components. In addition, staining can sometimes be associated with blockages within the gutters, leading to water backing up and escaping at weak points. The system should therefore be closely monitored and joints checked, with repairs or resealing undertaken as necessary to ensure effective disposal of rainwater away from the building envelope.

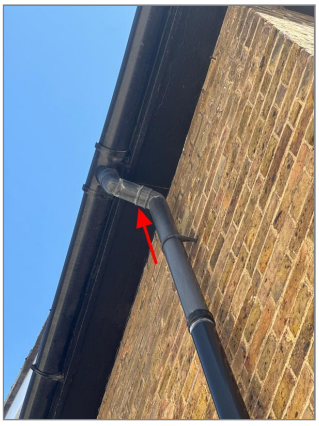


Photo - 24 Joint Staining

Photo - 25

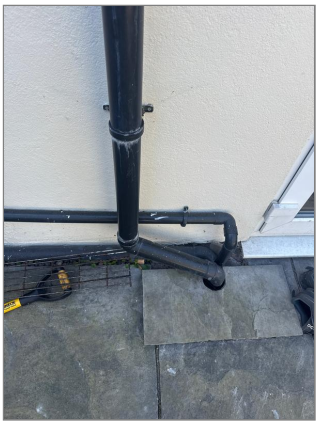


Photo - 26

Photo - 27

D4 Main walls

2

The main walls are of masonry construction and were found to be in generally good condition, with no significant signs of structural movement or deterioration noted at the time of inspection. The external pointing appears relatively recent and is in good order. No testing was undertaken on the mortar, it is important your solicitor establishes that the right mortar was used to complement the brickwork. However, no indications were visible that the wrong mortar mix had been used and was causing any defects to the main walls or internal moisture. Please see section J5 of this report for more information on the importance of breathability.

A damp proof course (DPC) is visible, this appears to be formed in slate within the original part of the house and a more recent membrane within the rear extension. As is noted below, internally, no moisture beyond reasonable tolerances was detected on the inside face of the base of the main walls. There were no signs of damp defects such as mould or peeling paintwork caused by moisture ingress or penetration via the main walls.

The damp proof course is too close to the external ground level in a number of areas, for example where the gravel on the driveway has been laid. The ground level here should be lowered or a gully installing to reduce the risk of damp occurring in the future. Elevated external ground levels often contribute to penetrating damp problems. It is recommended to lower these levels to provide a minimum clearance of 150mm between the damp proof course or air vents and the ground surface.

There is a masonry plinth running up the flank elevation, this must be kept in good condition as there is a risk of moisture ingress should water penetrate behind the barrier. The masonry could be bridging the damp proof course, but at the time of the inspection, no moisture beyond reasonable tolerances was detected in this area or along the inside face of the base of the main walls in other areas.

At second floor level, the likely timber framed, dormer walls are clad in hanging tiles. This form of construction provides an additional layer of weather protection but introduces more junctions and interfaces where defects can occur. These areas are typically more vulnerable to wind-driven rain and require ongoing maintenance to ensure that tiles, fixings, and underlying membranes remain intact. Failure of any of these elements could allow moisture ingress into the structure, potentially affecting the underlying timbers and internal finishes.

Only one air brick was noted externally, which is likely to serve ventilation for the fireplace,

particularly as the floors are assumed to be of solid construction in line with the EPC and felt solid underfoot during inspection. Limited sub-floor ventilation is consistent with solid floors, however, if any suspended elements are present or if ventilation has been altered over time, there is a risk of inadequate airflow leading to moisture build-up and associated issues such as dampness or timber decay. It is also important that air bricks remain unobstructed, as blockage can impair ventilation and contribute to internal moisture problems.

Bay windows of this period are commonly constructed on shallower foundations than the main structure, and as a result a degree of movement is relatively typical and not usually a cause for immediate concern. However, ongoing maintenance and occasional repairs should be anticipated over time. It is not possible to guarantee that further movement will not occur, particularly as bay windows in this area are known to be susceptible to localised subsidence, especially during prolonged hot and dry conditions or where trees are in close proximity. In such cases, remedial works such as tying the bay back to the main structure or localised underpinning may be required. You should remain aware of this risk and monitor for any signs of progressive movement or cracking.

The rendered finish on the rear of the property may disguise problems that would otherwise be apparent and the risk of defects must be accepted. Rendered finishes often require above average maintenance due to minor cracking caused by normal processes and movements. We tested the render using basic tools and where tested it appeared to be well bonded to the surface below. There was some normal thermal cracking but overall the condition of the render was good.

In view of the age of the original building it cannot be assumed that window and door openings are provided with adequate lintels to support the masonry above, therefore the need for future lintel replacement cannot be ruled out. Timber lintels/beams (bressummer bay window beam) were often used during the time the property was built; their future replacement is to be expected as they are commonly subject to rot and decay and you should budget accordingly. In order to establish whether current remedial action is required it will be necessary to remove the coverings, therefore the risk of defects to concealed areas must be accepted. There is also an inherent risk of damp ingress to the window heads and surrounds and the need for waterproofing repairs cannot be ruled out. However, at the time of the inspection, no cracking or signs of lintel failure were visible.

Photo - 28

Photo - 29 DPC low

Photo - 30

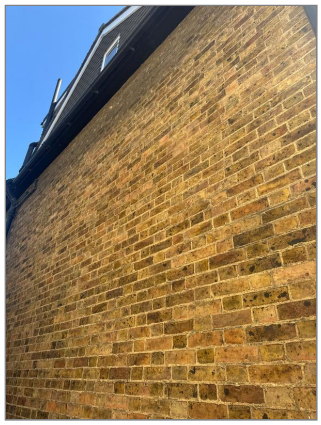


Photo - 31

Photo - 32

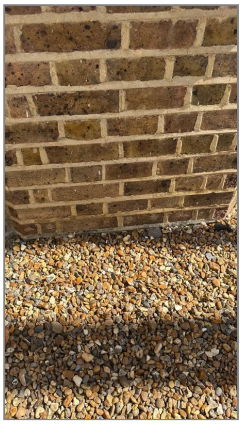


Photo - 33

Photo - 34

Photo - 35

Photo - 36

Photo - 37

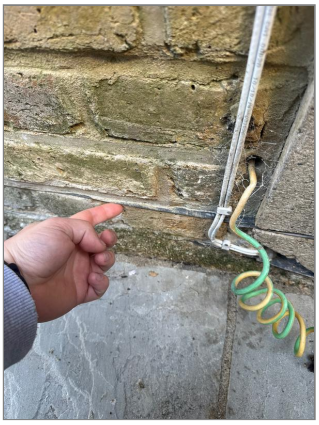


Photo - 38

Photo - 39

D5 Windows

2

The uPVC framed casement double-glazed windows appeared in a serviceable condition with working mechanisms and security fixings (other than the rear bedroom window noted below), the casement windows operated as we would expect. No condensation or misting was noted to the glazing panels at the time of inspection.

There is limited FENSA history available which only notes that one of the windows was replaced in 2016, however, it has not been possible to confirm which specific unit was upgraded, and no FENSA certification or equivalent documentation was made available for inspection. This introduces a degree of uncertainty, and you solicitor should make full enquiries to establish whether FENSA certifications are in place. It is reasonable to assume that the windows within the ground and second floor extensions are original to the construction of these elements. This type of glazing has a normal expected economic life of around 20- 25 years if properly maintained. The glazing within the second floor extension, if original to circa 2005, will now be becoming dated.

We also noted staining to the internal finishes beneath the skylight at second floor level. This may be indicative of past or ongoing water ingress, potentially arising from defects in the flashing, seals, or surrounding roof coverings. Skylights are inherently more vulnerable to failure than standard roof coverings due to the number of junctions and seals involved, and any deterioration can allow water to penetrate into the roof structure. If left unresolved, this can lead to decay of timbers,

damage to insulation, and deterioration of internal finishes, as well as an increased risk of mould growth in concealed areas. Further investigation is recommended to determine whether the staining is historic or active, and repairs should be undertaken as necessary to ensure the installation remains watertight. We have recommended that a roofer inspects the area.

The window in the first floor rear bedroom is missing its handle. This defect restricts proper operation of the window and may prevent it from being securely closed or opened as intended. As a result, there is an increased risk of draughts, water ingress, and reduced thermal efficiency, as well as potential security concerns if the window cannot be adequately fastened. There may also be implications for means of escape in the event of fire if the window cannot be readily opened. The handle should be replaced and the overall function of the window checked to ensure it operates safely and effectively.

Double glazed windows are hermetically sealed at the edges. With time; and depending on several factors such as orientation, type and quality of the window frame construction; the seals sometimes fail. This allows moisture to enter between the panes and condensation occurs within the glazed unit. This may only be obviously visually apparent at certain times depending on several factors such as temperature and humidity. When a double glazed unit has failed it cannot be repaired. Either the condensation within the glazed unit has to be tolerated or the unit has to be replaced. The units should be routinely checked for any gaps and splits to the seals between the window frames and the surrounding masonry which should be sealed to prevent damp penetration. The area where the window frames meet the surrounding wall can be a common point for water to seep in, especially during extreme weather. It is crucial to regularly inspect and upkeep the sealing material that safeguards these joints to prevent water damage.

Photo - 40

Photo - 41

Photo - 42

Photo - 43

Photo - 44 Replace Handle Rear Bedroom

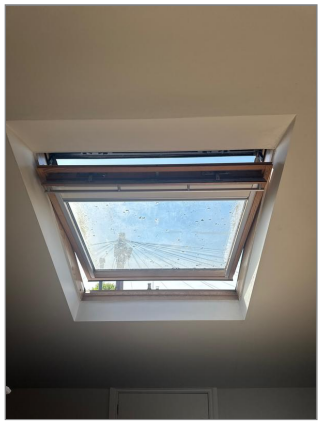


Photo - 45

Photo - 46

Photo - 47

Photo - 48 Water Run Off Below Skylight

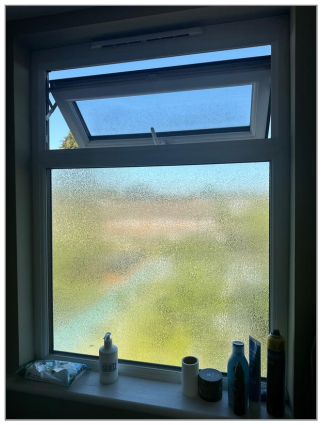


Photo - 49

D6 Outside doors (including patio doors)

2

The front door is of timber construction. The door was in reasonable condition and has a multipoint locking system for enhanced security. The door requires routine redecoration due to normal wear and tear.

The other external doors are of the uPVC framed, double glazed variety. No condensation or misting was noted within the glazing. Some of the doors require normal easing and adjustment. The doors we tested functioned as we would expect.

We noted damage to the patio door handle, which appears to be caused by the door leaf striking the adjacent masonry wall when opened fully. This indicates that the door opening has not been adequately limited or that the original positioning does not allow sufficient clearance, resulting in repeated impact at the same point. Continued use in this manner is likely to worsen the damage to the handle and may also lead to distortion of the door frame, loosening of fixings, or damage to the glazing unit over time. There is also a risk of chipping or spalling to the masonry where contact occurs. Consideration should be given to repairing or replacing the handle and installing an appropriate door stop or restricting device to prevent further contact and associated deterioration.

Photo - 50

Photo - 51

Photo - 52 Damage to Handle

D7 Conservatory and porches

2

The porch was found to be in generally fair condition overall, however, a crack was noted passing through the rendered finish and extending into the arch brickwork. The hairline crack runs through the rear brickwork of the arch internally but was not mirrored externally to the painted masonry may indicate that the defect is limited to the surface render on the inside face of the arch rather than indicative of significant structural movement. Nevertheless, cracking to rendered finishes can sometimes suggest minor differential movement, thermal expansion, or stress concentration around the arch opening, all of which warrant monitoring.

There is a risk that it may allow moisture to penetrate behind the finish, potentially leading to deterioration of the render bond, frost damage during colder periods, or localised dampness internally. Should the crack extend deeper into the masonry, albeit not currently visible externally, there remains a possibility of progressive movement over time, particularly if underlying causes such as settlement or inadequate support to the arch are present. Ongoing monitoring is recommended to check for any increase in width or length of the crack, and repairs should be undertaken as necessary to maintain the weather resistance and integrity of the structure.

Photo - 53 Slight Internal Cracking

Photo - 54

D8 Other joinery and finishes

2

The soffits to the front elevation are formed in timber, with uPVC soffits provided to the rear kitchen extension and second floor dormer. At the time of inspection, both appeared to be in generally satisfactory condition, with no obvious signs of significant decay, distortion, or failure. Timber soffits, however, are inherently more susceptible to weathering and require regular maintenance, including painting or sealing, to prevent deterioration over time. If maintenance is neglected, there is a risk of moisture ingress leading to timber decay, which can in turn allow access for pests and compromise the integrity of the eaves.

No ventilation openings were noted to the soffits serving the main roof. Adequate roof ventilation is important to allow the passage of air through the roof void, helping to control condensation and moisture build-up. The absence of visible ventilation at this location raises the possibility that the roof space may be under-ventilated, however as previously noted ventilation ports were noted within the roof covering. Poor ventilation can lead to condensation forming on the underside of the roof covering or structural timbers, increasing the risk of timber decay, mould growth, and reduced performance of insulation materials. While no immediate signs of associated defects were observed internally, this limitation should be borne in mind, and further investigation may be warranted if any evidence of condensation or dampness becomes apparent.

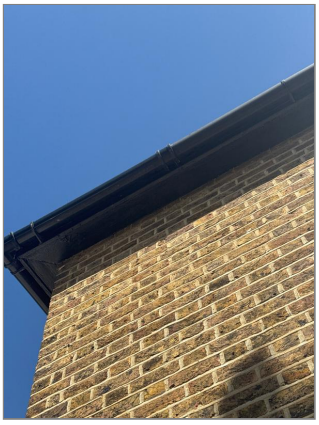


Photo - 55

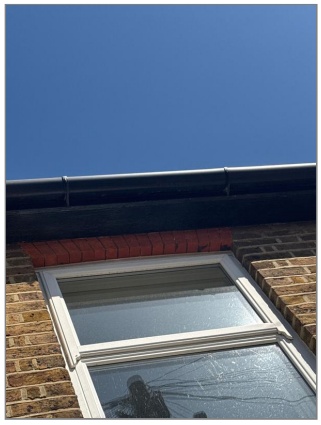


Photo - 56

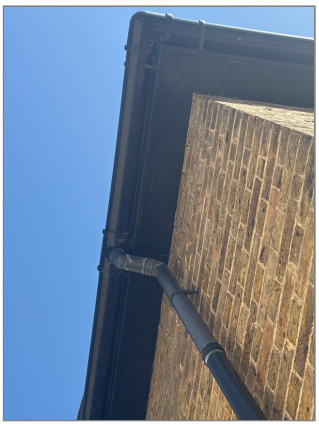


Photo - 57

Photo - 58

Photo - 59

D9 Other

E

Inside the property

E

Inside the property

Limitations on the inspection

Only readily accessible areas were inspected and the risk of defects to concealed areas must be accepted. Standard Terms and Conditions Apply. Comment cannot be made on areas that are covered and concealed or not otherwise readily accessible. There may be detectable signs of concealed defects, in which case recommendations are made. If greater assurance is required on the matter, it would be necessary to carry out exposure works. Unless these are carried out prior to legal commitment to purchase, there is a risk that additional defects and consequently repair work will be discovered at a future date. It should be appreciated that parts of the property are original in nature. Accordingly such parts of the structure and fabric should not be expected to be as new and regard should be given to the natural deterioration of older products. It is possible that defects could occur between the date of survey and the date on which you take occupation. Fitted floor coverings prevented inspection of the floor surfaces beneath.

1 2 3 NI

E1 Roof structure

3

The Level 3 rating is given for the remedial works required due to water ingress via the rear mono-pitched roof covering and the need for remedial works to the front pitched roof where roofing tape has been used as a temporary repair.

To the rear ground floor there is a pitched roof covered with slates. The roof is of a traditional cut timber construction, comprising softwood rafters and purlins supported on the structural walls below. The underside of the slate covering is visible between the rafters, with no sarking felt or breathable membrane in place, this is typical of properties of this age and means the roof relies on the slates and mortar bedding alone to keep weather out. There are clear signs of water ingress, with notable staining and dampness evident to several of the rafters and surrounding timbers, particularly around the chimney breast area.

Overall, the roof structure will require attention. The ongoing moisture ingress has affected the integrity of the timbers and, if left unaddressed, will lead to further deterioration including potential rot and weakening of the structural members. We also identified a large, currently dormant wasp nest attached to one of the rafters adjacent to the ductwork, which should be removed by a pest control specialist before any further works are carried out in the loft space. The flexible ducting runs should also be reviewed, as several appear loosely routed and should be properly secured and vented externally to avoid further moisture build-up within the roof void. These will be allowing warm moist air to escape into the roof space.

The second floor roof structure was subject to limited inspection due to the second floor bedroom conversion, which restricts access and visibility of the original roof void. A partial view was obtained via a small eaves storage cupboard, where timber rafters and a secondary roofing membrane were observed. From this restricted vantage point, the visible elements appeared to be in generally satisfactory condition, with no obvious signs of distortion, decay, or defect. However, given the constrained access, it has not been possible to fully assess the entirety of the roof structure, including concealed areas where defects such as timber decay, inadequate ventilation, or insulation deficiencies may exist undetected.

The vendor informed us that the leak around the skylight occurred during a heavy storm with water

runoff noticed immediately. They informed us they took steps promptly to weatherproof the area having allowed it to dry out. They reported no water ingress since the repairs were made with roofing tape. However, as has been noted, these are rather temporary measures and a more permanent localised repair will be required to futureproof the area.

The presence of a secondary membrane is beneficial in providing an additional barrier against water ingress; however, its condition and continuity could not be fully verified. It is also not possible to confirm whether appropriate ventilation has been maintained following the conversion, which is essential to reduce the risk of condensation forming within the roof space. Poor ventilation can lead to moisture accumulation, potentially resulting in timber decay, corrosion of fixings, and reduced effectiveness of insulation materials over time.

Internally, no staining or signs of moisture ingress were noted to the ceilings or walls at second floor level, which is a positive indication that the roof coverings are currently performing adequately. Nevertheless, the limitations of the inspection mean that hidden defects cannot be ruled out, and ongoing monitoring is recommended. Should any signs of dampness, staining, or deterioration become apparent in the future, further investigation by a suitably qualified specialist may be required.

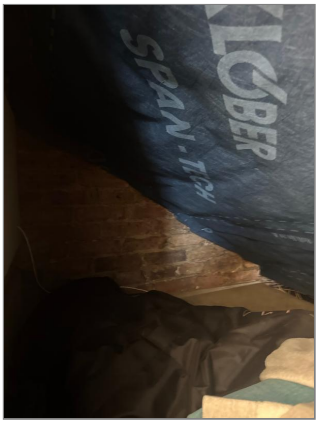
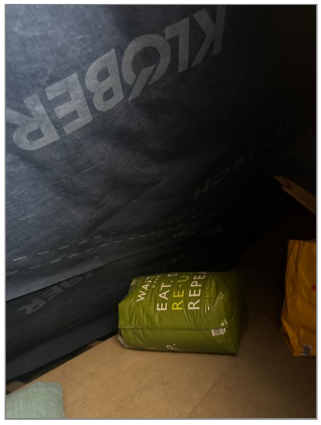


Photo - 60



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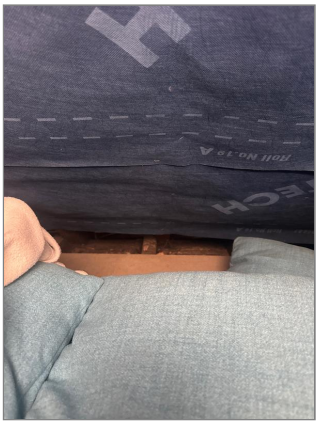

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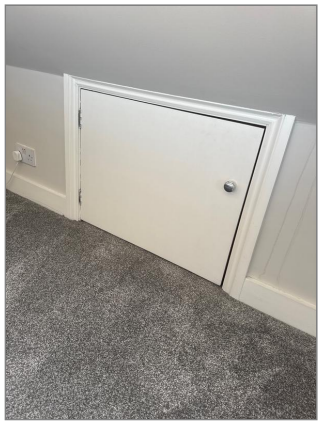


Photo - 63

Photo - 64 Staining from Skylight / Tile Leak

Photo - 65

Photo - 66

Photo - 67

E2 Ceilings

2

The ceilings would appear to comprise lath and plaster and were generally found to be in good condition, with no widespread defects noted. However, a long crack was observed to the ceiling within the first floor rear bedroom. Based on the absence of corresponding cracking or displacement to the external walls or around the window openings, this defect is likely attributable to minor settlement or shrinkage, which is common in properties of this type and age. Such cracking can occur as materials dry out and adjust over time, particularly at junctions between structural elements or along plasterboard joints.

While this is not currently considered indicative of significant structural movement, cracks of this nature can allow minor air leakage and may worsen if there are ongoing movements, vibration, or thermal changes. There is also a risk that, if left unaddressed, the crack could permit moisture ingress in the event of any concealed defects above, potentially leading to staining or deterioration of the ceiling finish. It would be prudent to monitor the crack for any signs of progression, such as widening or associated distortion, which could suggest a more active issue. In the absence of such changes, the defect is likely cosmetic and can be repaired as part of routine maintenance and redecoration.

The decorative order of the ceilings was satisfactory. Most purchasers would carry out at least

some localised redecoration, some would prefer to carry out full redecoration depending on personal preferences and budget available.

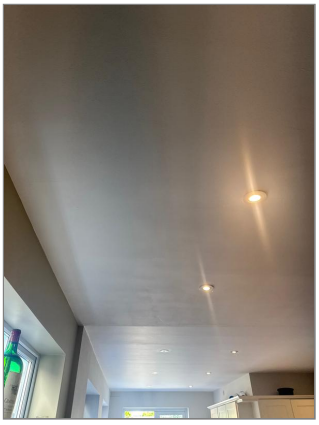
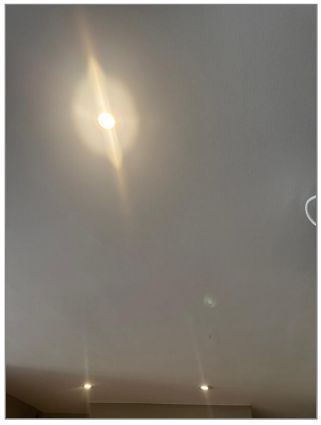


Photo - 68



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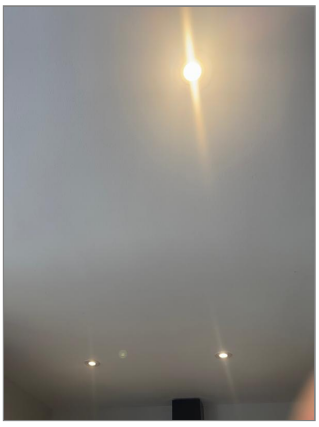

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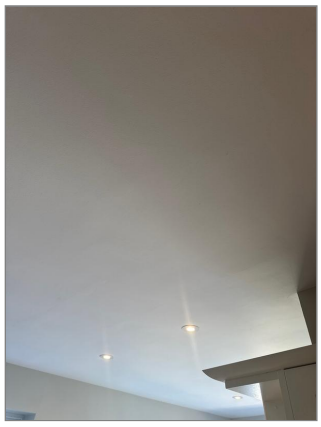

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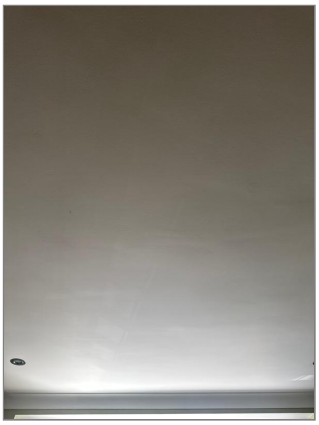

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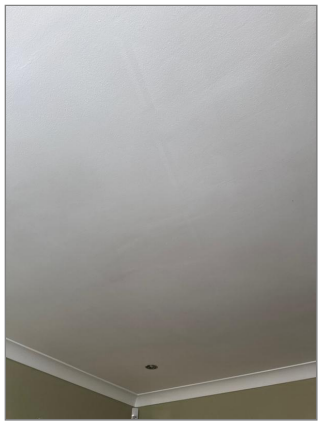

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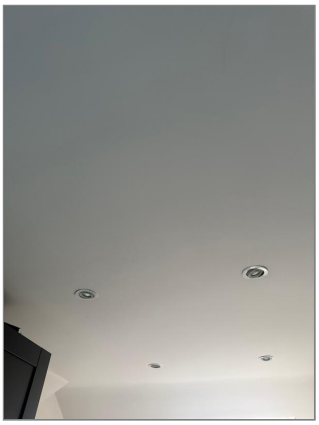

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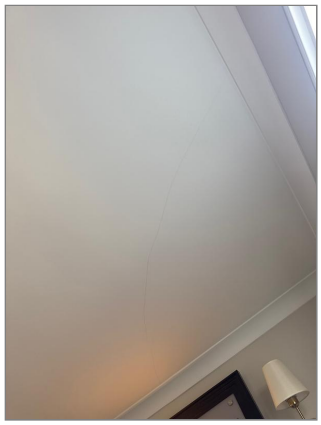


Photo - 75

E3 Walls and partitions

2

Walls and partitions are, for the most part, formed in timber stud and some conventional blockwork with a plaster and emulsion paint finish. We noted hairline cracks to various walls, these cracks are all under 0.5mm and are not considered to be signs of a serious defect. If in the event any cracks increase to 4mm-5mm and over then this would require structural assessment.

As with the ceilings, there will be some localised redecoration required, again, some purchasers would wish to carry out comprehensive redecoration depending on personal preferences and budget available. Localised cracking should be raked out, filled, faired and decorated as part of normal ongoing maintenance practice.

Photo - 76

Photo - 77

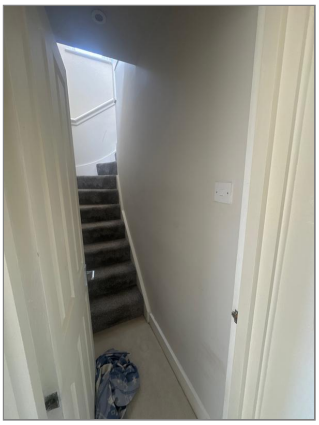


Photo - 78

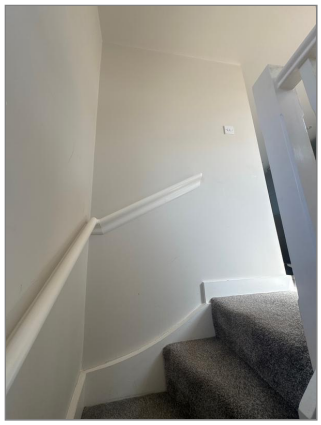


Photo - 79

Photo - 80

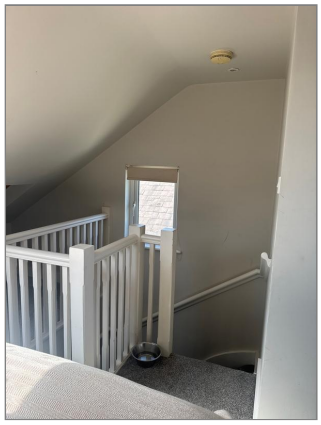


Photo - 81

E4 Floors

2

The ground floor is of solid concrete construction. The floors at upper levels are of suspended timber construction, where walked upon, these floors were found to be relatively level and even to the tread with no signs of excessive squeaking or depressions.

We carried out testing throughout the tiled areas and where tested the tiles were found to be notably well adhered to the substrate suggesting quality workmanship. Some cracks and wear and tear in tiles is to be expected in a home which has been occupied

We noted some localised wear and tear to the carpets, however it is quite normal for there to be stains and depressions within the carpets. You may wish to carry out localised cleaning or possibly some localised re-carpeting depending on personal preferences and budget available at that time.

The Energy Performance Certificate assumes that the solid ground floor is insulated. Building Regulations did not make insulation to solid floors a mandatory requirement until the mid 1990s, and therefore it is possible that the floor is uninsulated. This could not be confirmed during the inspection, as verification would require intrusive investigation, which was outside the scope of this survey. Where solid floors are uninsulated, they can be a notable source of heat loss, contributing to reduced thermal performance, increased heating costs and colder internal floor surfaces. Cold floors may also increase the risk of surface condensation at low level, particularly where internal

humidity levels are elevated, which could contribute to localised dampness affecting skirting boards or adjacent wall finishes. The presence, extent and condition of any insulation therefore remain uncertain and represent a potential limitation to the overall energy efficiency of the property.

Photo - 82

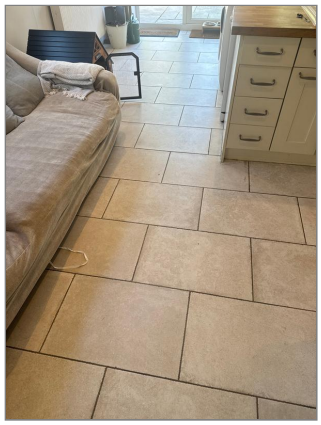


Photo - 83

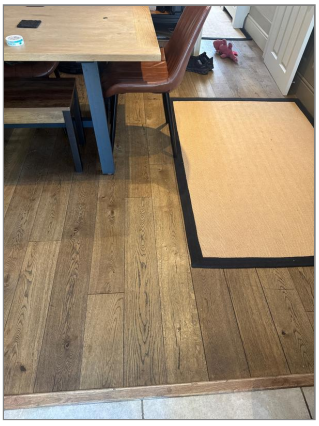


Photo - 84

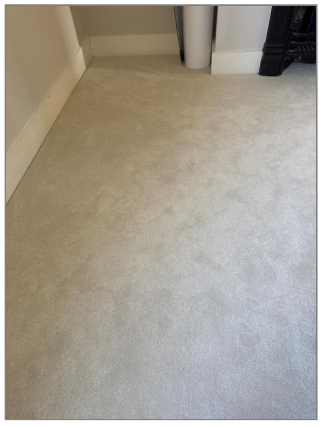


Photo - 85

E5 Fireplaces, chimney breasts and flues

3

There are three fireplaces within the property. The fireplace in the ground floor living room has been adapted and an ethanol fuel stove installed, which generally removes the need for a conventional flue, however, such installations still require appropriate clearances, ventilation, and adherence to manufacturer guidance to ensure safe operation. Where the fireplace was widened, appropriate support will have been required to have been installed above the opening. The vendor informed us works were undertaken to the fireplace and the ethanol stove was installed two years ago. Solicitor to request HETAS certifications for the works.

The fireplaces to the first floor bedrooms are not in use and appear to have had their flues blocked with newspaper. This is not considered an appropriate or safe method of sealing a flue, as it is neither durable nor airtight. There is a risk that debris may dislodge over time, potentially allowing draughts, moisture, or combustion by-products from other connected flues to enter the house. In addition, redundant flues that are inadequately ventilated can be prone to condensation forming internally, which may lead to damp staining, sulphate attack to plaster, or deterioration of the chimney structure. Proper venting and capping arrangements are typically required to maintain a degree of airflow while preventing rain ingress, and these installations should be reviewed.

However, at the time of the inspection, no moisture was detected within the chimney breasts we could access.

Several chimney breasts have been removed at ground floor level; however, due to fitted fixtures and finishes, it was not possible to confirm what structural support has been provided for the remaining chimney stacks serving the first and second floors. Where chimney breasts are removed, adequate permanent support is required to safely carry the considerable weight of the retained masonry above. If support has not been correctly designed, installed or maintained, there is a risk of differential movement, cracking to walls and finishes, and in more serious cases structural instability or partial collapse of the stack. As the support arrangements are concealed, defects may not be readily apparent until significant damage has occurred. We recommend that your legal advisers confirm that the works received appropriate Building Regulations approval and that if not further investigation is undertaken by a suitably qualified structural engineer, potentially involving opening-up works, to verify the adequacy and condition of the support in place.

The gas boiler flue exits at the rear of the kitchen extension and appeared to be in satisfactory condition at the time of inspection. It is important that flues are correctly positioned, securely fixed, and free from obstruction to allow the safe discharge of combustion gases. Any defects, blockage, or poor installation could result in harmful fumes, including carbon monoxide, entering the property. Although no issues were identified visually, the flue and boiler installation should be regularly serviced and checked by a suitably qualified Gas Safe registered engineer to ensure ongoing safe operation. We are not gas safe qualified and it is vital your solicitor requests all servicing history and installation certifications for the gas installations.

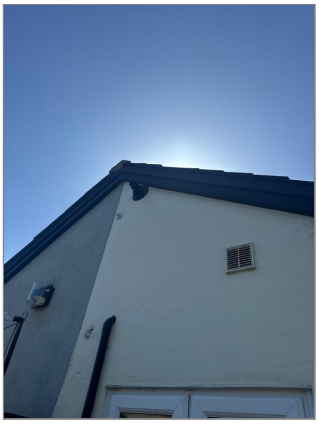


Photo - 86

Photo - 87

Photo - 88

Photo - 89

Photo - 90

Photo - 91

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

1

The kitchen was of a good specification and comprises a range of modern high and low level units. We opened and closed some doors and these appeared to be in a satisfactory condition with no significant issues or shortcomings noted at the time of inspection.

No inspection has been made on built in appliances if the condition of these is important to your purchase then they must be fully serviced and tested by a professional body. It should be remembered that we have not taken out any of the kitchen appliances and cannot verify the adequacy of connections. Leaks can occur at any time between the date of survey and you taking occupation. If leaks were found when you take up occupation you should assume that they were not visible accessible or in existence at time of survey.

Photo - 92

E7 Woodwork (for example, staircase joinery)

2

The stairs are of timber construction. The condition was found to be fair with no significant shortcomings noted. We noted no unusual damage to the stairs that would give rise to a cause for concern as to their structure. We were unable to inspect the underside of the staircase and the risk of defects must be accepted.

Doors, skirtings and architraves are of the timber variety and for the most part were in good order. The matching doors are of reasonable quality timber construction. We noted that there are no intumescent strips within some of these doors but did not check each individual door. The handles and hinges on the doors we tested were in reasonable order both aesthetically and functionally. Confirm compliance with Part B of Building Regulations.

In general, the internal doors do not appear to provide an adequate level of fire resistance by modern standards. While this may have been acceptable at the time of construction, current expectations for fire safety particularly in properties with multiple storeys and habitable rooms within the roof space are more stringent. The door to the second floor bedroom is fitted with an automatic closer, however, it does not incorporate smoke seals. Without these, the door is less effective at preventing the passage of smoke and hot gases in the event of a fire, significantly reducing the available escape time for occupants.

The absence of fire-resisting doors and associated features such as intumescent strips and smoke seals increases the risk of rapid fire and smoke spread through the stairwell, which is typically the primary means of escape. This is of particular concern where upper floor rooms rely on a protected escape route. While upgrading may not be a strict legal requirement for an existing dwelling, it is strongly recommended from a life safety perspective. Consideration should be given to improving the fire performance of doors along escape routes, including the installation of appropriate fire doors with self-closing devices and smoke seals, to enhance occupant safety.

The timber balustrade was found to be in generally good condition, with no significant signs of damage, movement, or deterioration noted at the time of inspection. The spacing between the balusters was sufficiently narrow to meet current safety expectations, reducing the risk of small children becoming trapped or falling through. This is an important safety feature, particularly on staircases and landings where there is a change in level.

Although no defects were identified, timber balustrades remain subject to wear over time, particularly at hand contact points and fixings, which can loosen with regular use. Any future movement or loosening of components could compromise the effectiveness of the guarding and present a fall risk. As such, it would be prudent to ensure that all fixings remain secure and to maintain the timber finish to protect against wear and minor damage.

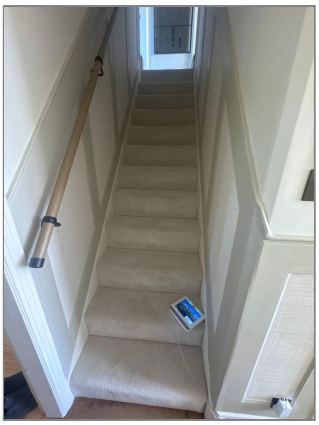


Photo - 93

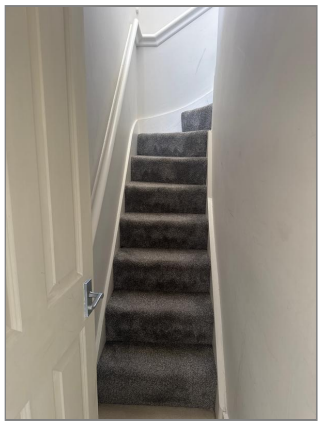


Photo - 94

Photo - 95

Photo - 96

Photo - 97

E8 Bathroom fittings

2

The bathrooms are all of good quality and for the most part have tile finishes on walls and floors and good quality units and heated towel rails. A detailed inspection of all sanitary fittings was not made but these were noted to be in a satisfactory condition at the time of the inspection. We flushed the majority of lavatories, ran baths, basins and showers, and they generally appear to operate satisfactorily with no significant issues or shortcomings noted.

The sealants were functional, however you are advised that defects due to defective sealant surrounds are very common and it is essential that all sealant surrounds are regularly checked to ensure they are watertight.

Where tested, we noted that the water pressure was good throughout the bathrooms and lavatories and the hot water was functioning to a reasonable standard.

Photo - 98

Photo - 99

Photo - 100

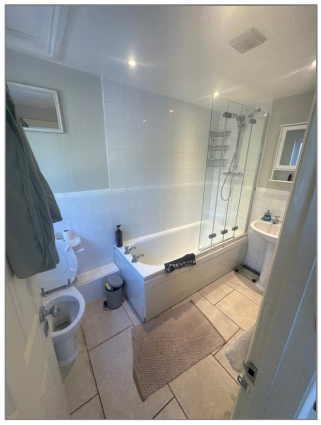


Photo - 101

Photo - 102

Photo - 103

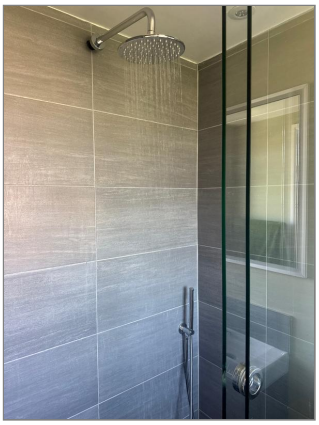


Photo - 104

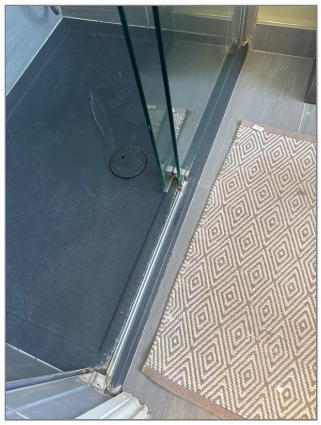


Photo - 105

E9 Other

1

Having taken a number of electronic moisture content readings of wall surfaces it is our opinion that the property is free of any significant dampness. Internal wall and floor surface moisture content readings were taken at positions throughout the property, where accessible, with an electronic moisture meter. Readings were taken at ground floor skirtings and throughout the height of exposed wall surfaces, including window reveals and door frames. The readings taken were generally within normal limits considering the time of year, weather conditions and type of structure. In our opinion the property is free of any significant rising or penetrating dampness.

Whilst no moisture levels in excess of reasonable tolerances were detected at the time of inspection, it should be noted that solid wall construction is inherently more vulnerable to damp penetration than modern cavity walls, particularly where maintenance, heating or ventilation are insufficient. Solid walls rely on their thickness and breathability to manage moisture, and they can be more susceptible to rising damp, penetrating damp and condensation if conditions are unfavourable. It is therefore important that the property is adequately heated and well ventilated, as fluctuating temperatures and poor air circulation can exacerbate moisture-related issues. We also noted that the damp proof course is low relative to external ground levels in some areas. We have recommended that ground levels are reduced to provide a minimum clearance of approximately 150mm below internal floor level, as raised ground levels can bridge the damp proof course and increase the risk of moisture ingress over time.

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.

F Services

Limitations on the inspection

Only readily accessible areas were inspected and the risk of defects to concealed areas must be accepted. Standard Terms and Conditions Apply. As a general note regarding services, we are not specialised in this field and therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as helpful comments and suggestions. They are not a full and complete assessment of any problems that may exist, the source or working order. The main service installations within this property have been subjected to a visual inspection only and no intrusive checks have been carried out. It is advised that all services are checked and serviced whenever a property changes ownership. The information provided in this part of the report is purely for your consideration only.

1 2 3 NI

F1 Electricity

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

Please note this element is rated condition rating NI as we are not suitably qualified to comment on the state and condition of the electrical installation, a test on the installation is outside the scope of this report and we have not seen documentary evidence confirming a recent electrical test. The property is connected to the mains electrical supply. The consumer unit and meter are located in the living room cupboard. We recommend that you request copies of the commissioning certificates as well as any retest certificates that may have been undertaken. If no testing certification is available, we recommend that you instruct an NICEIC registered electrician to carry out testing of the system prior to taking up occupation. NI

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.*

Please note this element is rated condition rating NI as we are not suitably qualified to comment on the state and condition of the gas installation, a test on the installation is outside the scope of this report and we have not seen documentary evidence confirming a recent gas safety test. A Worcester boiler was located in the loft hatch in the rear bathroom and a meter was located at the left side of the house. There was no smell of gas and we have no reason to suspect any defects however, we recommend you make enquiries via your legal advisers as to when the system was last tested. If no test has been carried out within the last 12 months, we recommend you instruct a Gas Safe engineer to carry out testing of the system prior to taking up occupation. NI

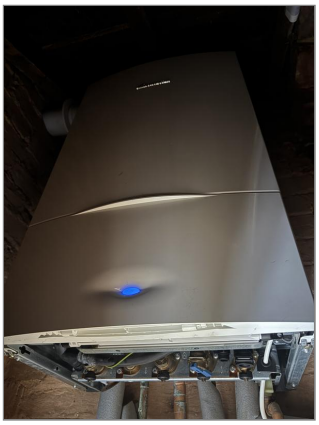


Photo - 106

F3 Water

The property is connected to the mains water supply. The main stopcock should be located and labelled for emergency use and periodically tested. We carried out a simple stress test of the water system to include running showers, basins etc. and flushing lavatories at the same time and generally the water system pressure held up reasonably well under these circumstances. The water quality was generally satisfactory with no evidence of air locks, water hammer and no discolouration. The water supply is mains fed. Care should be taken when water has laid dormant in pipework for some time as this can carry diseases and the system should be flushed and cleaned.

1

F4 Heating

We noted that the radiator in the first floor front bedroom has a broken thermostatic radiator valve (TRV). Level 3 rating for this repair.

NI

A defective TRV will not regulate the flow of hot water correctly, which can result in the radiator overheating, failing to heat adequately, or being difficult to control. This can reduce the overall efficiency of the heating system and may lead to inconsistent temperatures within the room. In some cases, damaged valves can also be prone to minor leakage, particularly around the valve head or spindle, which could lead to localised water damage to floor finishes or contribute to corrosion of the radiator over time. The valve should be repaired or replaced to ensure the system operates safely, efficiently, and as intended.

The heating is via radiators located in the different rooms fired by the boiler.

Your legal adviser should inquire about service and installation records, if not available the system should be checked immediately by a professional body.

1. A registered engineer should leave appropriate documentation with the homeowner that identifies the type and extent of the work done. This should include all heating systems and appliances, for example, boilers, individual room heaters, all open fires, etc. Heating systems and appliances that have not been checked may be a safety hazard.

2. Heating Systems are tested In order to tell an accurate condition of the central heating. The heating engineers carry out a series of tests, for this degree of assessment a heating engineers

involvement is essential.

3. For precautionary purposes a heating engineer should examine the hot water and heating boiler and undertake appropriate servicing, with any recommendations to be implemented.

4. We have not carried out any calculations and cannot confirm the heating is adequate to achieve satisfactory temperatures. We recommend that the system be assessed and if found to be inadequate, upgrading may be required.

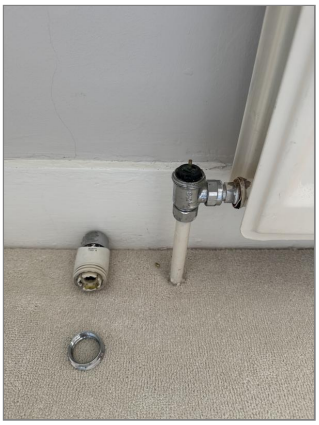


Photo - 107

F5 Water heating

Hot water is provided instantaneously from a combi boiler. 2

F6 Drainage

Access was gained to the drainage point serving the rear patio, although not all drainage chambers were accessible at the time of inspection and the system could not be fully traced. We understand that the property is connected to the mains drainage network and that drainage appears to be shared with neighbouring properties along the terrace, which is typical of this type and age of building. Simple operational testing was carried out, including flushing lavatories and running baths and showers, and no evidence of sluggish discharge, surcharging or backing up was observed under these conditions. However, this form of testing is limited and does not confirm the condition, layout or capacity of the underground drainage. Hidden defects such as partial blockages, fractures or unauthorised alterations may still be present. Your solicitor should therefore confirm that all drainage works have the appropriate Building Regulations approvals and that the drainage system is correctly connected, legally compliant and suitable for its current use. NI

Without a drainage CCTV survey, the true condition of the below ground drainage is unknown.

Photo - 108

F7 Common services

Solicitor to confirm whether there are any shared services in situ.	NI

G

Grounds
(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

Only readily accessible areas were inspected and the risk of defects to concealed areas must be accepted. Standard Terms and Conditions Apply. We did not see signs of Japanese Knotweed at the property but this is excluded in our terms and conditions and we have not made extensive searches for the plant. The plant dies down in the colder months and is hard to detect as the weather gets warmer usually in spring the plant will shoot reddish shoots which then rapidly grow in the summer. Although we didn't see any, this still could be present due to the weather and the growth cycle. Since 2013 a seller is required to state whether Japanese knotweed is present. Your legal adviser should put a TA6 form forward to the vendors for confirmation. A specialist Japanese Knotweed survey would be required to provide assurance none is in situ. Furthermore we do not take soil samples or undertake any testing for contamination. We are not horticultural experts and cannot comment for certain if there are any invasive plants hidden within the garden. It is possible these may be hidden, or have been cut back. Our commentary is based off a visual inspection of what was present at the time of inspection.

1 2 3 NI

G1 Garage

None present.

G2 Permanent outbuildings and other structures

There is a summer house and shed in situ but these are non habitable and outside the scope of the report.

G3 Other

2

The garden is arranged with patio areas and a section of faux lawn, which was found to be in generally good condition and appears to provide a low-maintenance external space. However, a number of the paving slabs were noted to be loose underfoot, indicating that the bedding layer beneath may have deteriorated or been inadequately compacted. Loose paviours present a trip hazard to occupants and visitors, particularly in wet or icy conditions, and may allow water to penetrate beneath the surface, potentially leading to further movement, unevenness, and accelerated deterioration. Re-bedding and re-pointing of the affected areas would be advisable to restore stability and ensure safe use.

Several sections of the timber boundary fencing were found to be damaged or broken and will require replacement. Defective fencing can compromise boundary definition, security, and privacy, and may be more susceptible to further failure during periods of high wind. One section is heavily covered in mature ivy growth, which can add significant weight and trap moisture against the timber, accelerating decay and making inspection of the underlying structure difficult. If left unmanaged, this may also lead to instability or collapse of the fence panel. Removal of the vegetation and replacement of the affected sections is recommended to maintain the integrity and function of the boundary enclosure.

Photo - 109

Photo - 110

Photo - 111

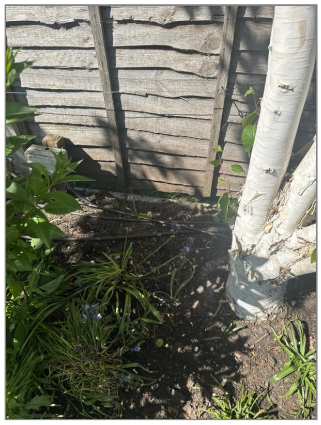
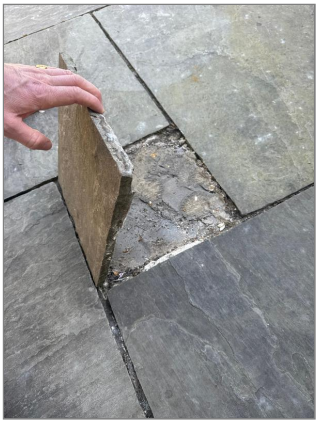


Photo - 112



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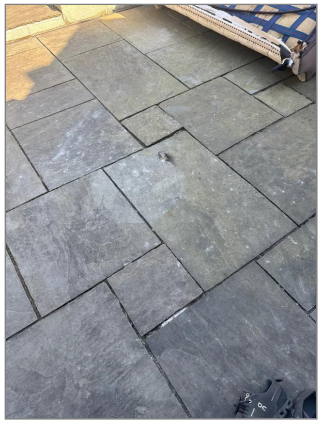


Photo - 114

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.

H Issues for your legal advisers

H1 Regulation

Your solicitor should be asked to verify the legal position and advise upon the implications of the following:

Compliance with planning approvals, building regulations in particular part B means of escape. Confirm discharge of all associated statutory payments including CILs if relevant. Any alterations made to a property must have building regulation approval. You should ask your legal adviser to confirm that any alterations / extensions have received building regulation approval for any alterations (including the issuing of a final completion certificate) from the local council and advise on the implications.

Any adverse easements, restrictive covenants, servitudes or wayleaves affecting the property.

The right of access over the adjoining land for the purposes of maintaining parts sited on boundary lines. Similar rights may exist in favour of adjoining owners/occupiers.

The responsibility for maintenance and repair of boundary walls or fences etc.

The actual property demise and boundary demarcation. Before committing to a purchase, it is important for your legal adviser to verify any liabilities related to boundary markers. Ensuring there are no known or outstanding boundary disputes is crucial.

That absolute (good) registered title is available for the property and grounds. We have been told the property is freehold but your solicitor is to check this*.

The precise maintenance and repairing responsibilities in respect of shared drains and sewers.

To ensure full and comprehensive conveyancing searches have been carried out and that you are advised accordingly of any implications arising prior to an exchange of contracts.

The windows and doors comprise double glazing. Your solicitor is to establish whether any replacement glazing installed after April 2002 complies with the building regulations. Either FENSA self-certification or a certificate stating that the installation has been approved by the local authority building control dept. is acceptable.

Any responsibilities to maintain access roads and driveways, which may not be adopted by the Local Authority, should be established.

To establish if any commissioning, warranties or latent defects insurance exists including flat roof warranties if flat roofs are present .

Request O&M manuals and service history details of the various installations.

Building works that impact shared walls, structures, or are in close proximity to boundaries may fall under the regulations of The Party Wall etc. Act, 1996. This legislation provides a framework for preventing and resolving disputes related to party walls, structures, boundary walls, and excavations near neighbouring buildings. It is advisable for your legal adviser to assess whether any past, planned, or recommended works mentioned in this report are subject to the provisions of the Act.

Solicitor to establish Radon risk. The National Radiological Protection Board has conducted investigations identifying certain areas in the country with potentially elevated levels of radon gas, posing a risk to

properties in those locations. It is recommended that your legal adviser includes appropriate inquiries regarding radon as part of the environmental searches and provides further guidance. The Health & Protection Agency can offer additional information and advice on this matter.

Your legal adviser should investigate whether the property is situated near or on a landfill site and ascertain any measures taken to address or prevent contamination. It is also important to determine if the property has a history of flooding or is at risk of flooding, with inquiries to be directed to the Environment Agency for relevant information and guidance.

H2 Guarantees

You should ask your Legal Adviser to make further enquiries to confirm whether the items listed below are covered by a guarantee or warranty that might still be valid and transferrable to a new owner. Your legal adviser should seek to obtain guarantees and confirm validity and transferability of these guarantees to you as the future property owner and whether they are insurance-backed. It should be established whether the Company that carried out any previous work is still trading:-

Any woodworm or insect treatments.

Whether any windows, doors or roof coverings have been replaced.

Whether any damp proofing has been undertaken.

You should ask your Legal Adviser to make further enquiries to confirm whether the following items have been properly serviced / tested by an appropriate specialist within the last twelve months, and whether certificates are available for the heating systems, any gas installation and appliances, electrical installation.

We did not see signs of Japanese Knotweed at the property but this is excluded in our terms and conditions. The plant dies down in the colder months and is hard to detect as the weather gets warmer usually in spring the plant will shoot reddish shoots which then rapidly grow in the summer. Although we didn't see any, this still could be present due to the weather and the growth cycle. Since 2013 a seller is required to state whether Japanese knotweed is present. Your legal adviser should put a TA6 form forward to the vendors for confirmation. A specialist Japanese Knotweed survey would be required to provide assurance none is in situ.

The position and ownership of the boundaries. Whether the trees outside the boundary will be properly managed and controlled by their owners.

H3 Other matters

The property shows evidence of having been subject to work in the recent past such as alterations to elements of the structure or services, extensions or works of upgrading as indicated in the appropriate preceding sections of this report. Some or possibly all of these works will be required to comply with specific aspects of construction regulations, Building Regulations or appropriate registration and certification schemes.

We have not inspected any such works whilst in progress nor have we been able to open up or make investigation of any of these works and are therefore unable to confirm that they have been undertaken to the appropriate standards or are completely adequate for purpose and can only therefore report on the visible condition of these aspects and works at the time of the survey inspection.

It is essential that your solicitor or conveyancer makes enquiry of the vendor on these works and obtains

documents such as formal certification under registration schemes, completion certificates issued under the Building Regulations etc., guarantees and, if appropriate, a Professional Consultants Certificate such as issued by a Registered Architect, structural engineer etc. where work has been of a substantial nature. Absence of documentation or inconsistencies should be assessed most carefully and referred to us for further considerations and recommendations. The report provided to you will be based on the assumption that all works have been carried out in accordance with appropriate standards and that all certification is complete and available to you prior to commitment to binding contracts for purchase.

Carry out gas and electric safety testing as recommended in this report.

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.

I Risks

I1 Risks to the building

Moisture penetration to the second floor around skylight, temporary roofing tape repairs to be replaced with a long term solution.

Evidence of water ingress through the rear ground floor mono pitched roof.

The flat roof coverings should have an economic life of 20 - 25 years if properly maintained. Given the suspected age of the ground and second floor extensions, these coverings will now be becoming more dated. You should expect above average repair and maintenance and the eventual need for re-covering. However, at the time of the inspection, no staining was noted beneath the coverings. Flat roofs are much more vulnerable to water ingress and must be closely monitored.

The cement fillet flashings around the bay window will be more vulnerable to cracking and water ingress than lead flashings. Parts of the chimney abutment with the roof are also more vulnerable.

The damp proof course is low in relation to the ground. This increases the risk of it becoming bridged. Older houses are vulnerable to damp, decay and rot. Solid Walls often suffer from cold bridging, dampness and condensation. At the time of the inspection, moisture levels were within tolerances but the house must be kept properly heated and ventilated.

Where flues have been blocked with newspaper, they should be checked, swept and then fitted with a more long term solution which allows adequate ventilation.

The property has elevations with rendered finishes, these may conceal defects and will have higher than average maintenance requirements. The condition of the render at the time of the inspection was reasonable.

The property comprises PVC rainwater goods, these should be inspected for leaks / joint defects and kept clear. PVC rainwater goods are more vulnerable to leakage and blockage. Box gutters are also vulnerable to blockage.

Ensure that the mechanical extractors remain fully operational to mitigate the risk of condensation damage to the building.

I2 Risks to the grounds

Re-bedding and re-pointing is required to parts of the patio.

Localised repairs are required to the fencing.

Shared drainage risks.

Encroachment of vegetation causing damage to structures and boundaries.

The mature trees within the garden must be kept well managed.

I3 Risks to people

We recommend you carry out gas and electric safety testing as recommended within this report.

You should verify compliance with Part B of the Building Regulations relating to means of escape.

We advise that mains connected smoke, heat and carbon monoxide detectors are fitted where required and tested, prior to occupation.

I4 Other risks or hazards

We did note note any obvious asbestos containing materials during the inspection. Asbestos can take many forms and was used in many areas including loose fill insulation, lagging, sprayed coatings, asbestos insulating boards (found in places such as partition walls, door panels, ceiling tiles, soffits, panels under windows, around baths, around boilers), floor tiles, textiles such as, fire blankets and composites such as, flash guards in fuse boxes and in toilet seats and cisterns and handles, door handles, textured coating on walls and ceilings, asbestos cement was used in places such as; roofs, wall panels/cladding, downpipes and gutters, flues, water tanks, fire surrounds and pipes.

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.

J Energy matters

J1 Insulation

The EPC assumes approximately 150mm of loft insulation, which was a common standard in older installations but falls below current recommended levels. Present guidance typically advises insulation to a depth of around 270mm of mineral wool (or equivalent), meaning the existing provision may be insufficient by modern standards. Reduced insulation thickness can lead to increased heat loss through the roof, higher energy costs, and reduced thermal efficiency of the property. It can also contribute to colder roof void conditions, which, when combined with inadequate ventilation, may increase the risk of condensation forming within the roof space. Upgrading the insulation to current standards would improve energy efficiency, reduce heat loss, and enhance overall comfort within the property.

J2 Heating

Perimeter radiators were noted and appeared in satisfactory condition. The house was well heated during our inspection.

Photo - 115

J3 Lighting

The lights tested during the inspection operated as expected at the time, with no immediate defects observed. However, this does not confirm the overall condition or safety of the lighting circuits or associated wiring, and these elements should be included within the wider electrical inspection already recommended. A full assessment by a qualified electrician will confirm whether the lighting system meets current safety standards and will identify any hidden defects or areas requiring improvement.

J4 Ventilation

Through household activities such as showering, washing dishes and clothes, cooking and even just by breathing, we generate a lot of moisture that enters the air inside our homes. Without effective ventilation, this moisture can be trapped in the home and turn into condensation, particularly in the winter when surfaces such as walls are cold. The condensation can lead to damp and mould growth which can cause damage to your home and lead to respiratory illnesses for you and your family.

In order to ensure the ventilation in your building works as well as possible, you should:

Improve sub floor ventilation.

Always leave trickle vents open and unblocked, even in winter. You will use a little more energy to heat your home, but have fresh air to prevent illnesses.

Where possible, leave doors between rooms open to ensure cross-ventilation. This will further improve the amount of fresh air drawn into the building.

Regularly clean any extractor fans in bathrooms and kitchens.

Building Regulations require that the ventilation in your home is not made worse by installing energy efficiency measures. When work is done to homes gaps and cracks are often sealed up. These gaps and cracks were providing ventilation and in older homes may have been the only source of ventilation.

When windows are replaced, a background ventilator or ‘trickle vent’ should be placed in the new window. This will replace any ventilation you lost, when installing a new window, because your previous window was leaky. If replacing your window did not reduce the amount of useful ventilation, this should be proven, and more ventilation is not needed.

J5 General

Most traditional period buildings are made of permeable materials and do not incorporate the barriers to external moisture such as cavities, rain-screens, damp-proof courses, vapour barriers and membranes which are standard in modern construction. As a result, the permeable fabric in historic structures tends to absorb more moisture, which is then released by internal and external evaporation. When traditional buildings are working as they were designed to, the evaporation will keep dampness levels in the building fabric below the levels at which decay can start to develop. This is often referred to as a ‘breathing’ building.

If properly maintained a ‘breathing’ building has definite advantages over a modern impermeable building. Permeable materials such as lime and/or earth based mortars, renders, plasters and limewash act as a buffer for environmental moisture, absorbing it from the air when humidity is high, and releasing it when the air is dry. Modern construction relies on mechanical extraction to remove water vapour formed by the activities of occupants.

As traditional buildings need to ‘breathe’ the use of vapour barriers and many materials commonly found in modern buildings must be avoided when making improvements to energy efficiency, as these materials can trap and hold moisture and create problems for the building. The use of modern materials needs to be based upon an informed analysis where the implications of their inclusion and the risk of problems are fully understood. It is also important that buildings are well maintained, otherwise improvements made in energy efficiency will be cancelled out by the problems associated with water ingress and/ or excessive draughts.

K

Surveyor’s declaration

K

Surveyor’s declaration

Surveyor’s RICS number

6714618

Qualifications

MRICS

Company

Surrey Surveyors Ltd

Address

Surrey Surveyors, The Long Barn, Cobham Park Road, Downside, Cobham, Surrey, KT11 3NE

Phone number

01932 544569

Email

enquiries@surreysurveyors.co.uk

Website

www.surreysurveyors.co.uk

Property address

Example Report

Client's name

Example Report

Date the report was produced

28th May 2026

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

Signature

L

What to do now

L

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 the contractors 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

M

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 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.

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 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 the regulations), 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:

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

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.

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.

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 for it to be supplied.

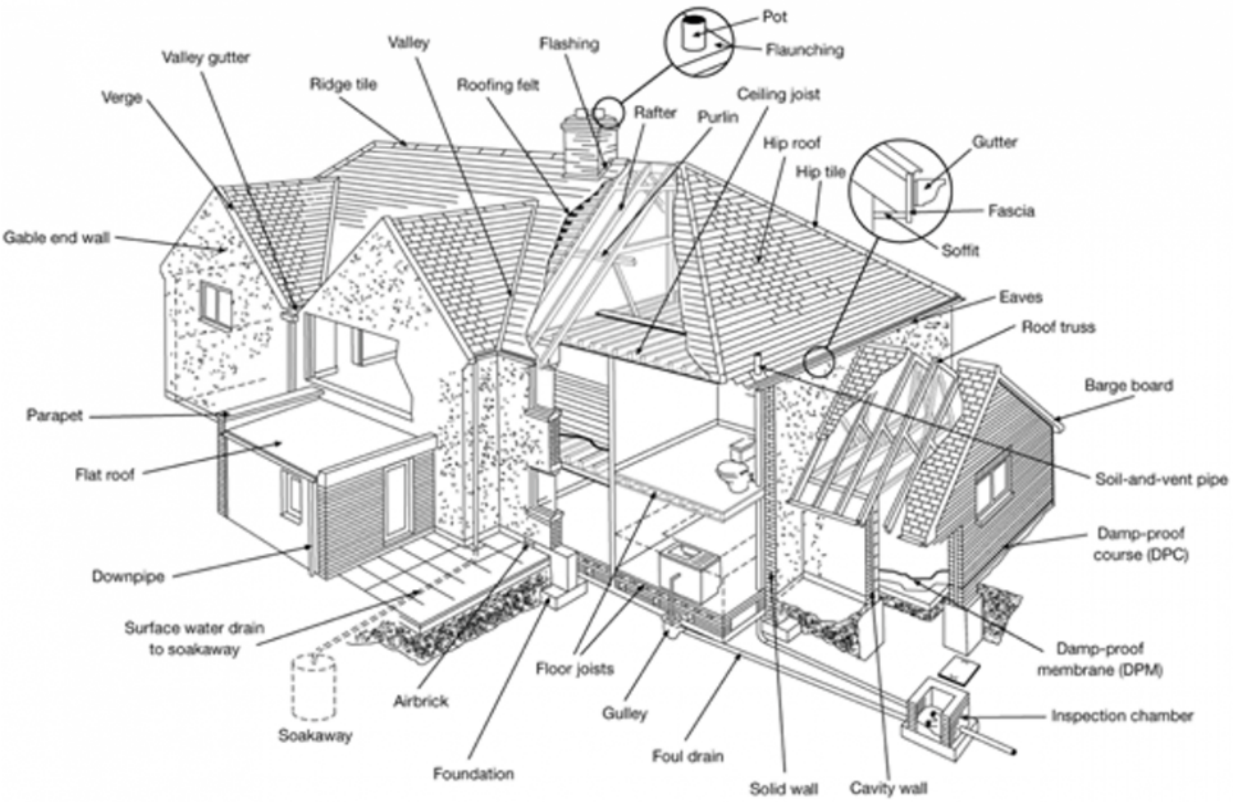
N

Typical house diagram

N

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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