

RICS Home Surveys  
Building Survey

Property address

XXXXXXXXXXXXX, XXXXXXXXX,  
XXXXXXXXXXXXX, XXXXXXXXXXXXXXX

Client's name

Mr Mrs XXXXXX XXXXX

Date of inspection

1st March 2020

SAMPLE REPORT

# Contents

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

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## Introduction to the report

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

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified reports; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers. A more detailed description is contained in the 'Description of the RICS Building Survey Service' at the end of this report.

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

After reading this report you may have comments or questions. If so, please contact the RICS surveyor who has written this report for you (contact details are given in section L).

If you want to complain about the service provided by the RICS surveyor, the surveyor will have a "RICS-complaint" handling procedure and will give you a copy if you ask.

### Property address

XXXXXXXXXXXXXXXX, XXXXXXXXXXXX, XXXXXXXXXXXXXX, XXXXXXXXXXXXXXXXXXXX

# B About the inspection

**Surveyor's name**

XXXXXX XXXXXX BSc (Hons) DipRSV AssocRICS

**Surveyor's RICS number**

XXXXXXXXXX

**Company name**

Precise Surveyors Ltd

**Date of the inspection**

Sunday 1st March 2020

**Report reference number**

WEB BS RICS SAMPLE

**Related party disclosure**

There are no conflicts of interest as defined in the RICS Professional Standards.

**Full address and postcode of the property**

XXXXXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXXXX

**Weather conditions when the inspection took place**

When I inspected the property, the weather was cold with a heavy frost with temperatures of -5.8 degrees following a period of snow.

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

The property was occupied and fully furnished with fitted and fixed floor coverings in all rooms. The property is habitable.

**Property address**

XXXXXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXXXX

# B

## About the inspection (continued)

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

**3** Defects that are serious and/or need to be repaired, replaced or investigated urgently.

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

**1** No repair is currently needed. The property must be maintained in the normal way.

**NI** Not inspected (see 'Important note' below).

**Important note:** We carry out a desk-top study and make oral enquiries for information about matters affecting the property.

We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.

We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

We inspect the roof structure from inside the roof space if there is safe access. We examine floor surfaces and under-floor spaces so far as there is safe access and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner's consent. Intermittent faults of services may not be apparent on the day of inspection.

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 we suggest

Property address

XXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXX

ay be expensive. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.



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

## Overall assessment and summary of the condition ratings

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of the different elements of the property (with only the worst rating per element being inputted into the tables). It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

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

### Overall Opinion

The property is considered to be a reasonable purchase, although there are a number of defects that require attention, and which will require some expenditure at the outset. Once these works have been undertaken to a satisfactory standard, normal on-going maintenance will be required to ensure that the property remains in satisfactory condition.

It is very important that you read this report as a whole. In the main body of the report, I will notify you of the actions that will be required prior to exchange of contracts. Where I have given elements a Condition Rating of 2 or 3, I particularly refer you to the section at the end of the report entitled 'What to do now'. You must make sure that you have all of the repairs needed to be investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase. It must be realised that in certain circumstances an item designated as a Condition Rating 2 can deteriorate quite rapidly to a Condition Rating 3.

This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect. The report is based on the condition of the property at the time of my inspection and no liability can be accepted for any deterioration in its condition after that date.

There are some repairs and further investigation that have been recommended in respect of the services installations and timber and damp issues within the roof spaces and cellar. It is important that the cost of these works is established before you proceed further with the purchase.

The property has photovoltaic panels installed. They will either be privately owned or under a lease agreement via a third party. The vendor informed us that they are privately owned. The legal adviser should confirm ownership (see Section I3). If they are leased, and you are obtaining a mortgage on the property, the underwriters will need to confirm acceptance of the lease agreement. This could affect the mortgage ability of the property.

### Property address

XXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXX, XXXXXXXXXXXXXXXX

3

Section of the report	Element number	Element name
E: Outside the property		
F: Inside the property	F1 F4 F5	Roof structure Floors Fireplaces, chimney breasts and flues
G: Services	G1 G2 G4 G5 G6	Electricity Gas/oil Heating Water heating Drainage
H: Grounds (part)		

SAMPLE REPORT

Property address

XXXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXXX

# Overall assessment and Summary of the condition ratings (continued)

Section of the report	Element number	Element name
2 E: Outside the property	E2	Roof coverings
	E3	Rainwater pipes and gutters
	E4	Main walls
	E8	Other joinery and finishes
F: Inside the property	F7	Woodwork (e.g. staircase and joinery)
	F8	Bathroom and kitchen fittings
	F9	Other
G: Services		
1 H: Grounds (part)	H1	Garage
	H2	Permanent outbuildings and other structures

Section of the report	Element number	Element name
E: Outside the property	E1	Chimney stacks
	E5	Windows
	E6	Outside doors (including patio doors)
	E7	Conservatory and porches
F: Inside the property	F2	Ceilings
	F3	Walls and partitions
G: Services	G3	Water
H: Grounds (part)		

## Property address

XXXXXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXXX

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



## Summary of repairs (and cost guidance)

Repairs	Cost guidance (where agreed)
Repoint missing mortar to roof verges.	
Replace degraded underfelt to main roof.	
Replace missing, chipped, and broken roof tiles.	
Realign front gutter.	
Redecorate external weathered joinery.	
Seal gaps between render and front windows.	
Repair spawled brickwork to front elevation	
Install air bricks to serve cellar.	
Improve insulation in roof space to reduce condensation.	
Remove wasps' nest in roof space.	
Repair/replace dining room floor.	
Replace washer on hot tap in the en-suite.	
Tighten hot tap to bath in en-suite.	
Provide locks to septic tank lid or replace lid with a lockable cover.	
Remove vegetation from external log store structure.	

## Property address

XXXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXXXX

# Overall assessment and Summary of the condition ratings (continued)

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

## Further investigations

Investigations are required to establish the full cause and extent of the defects noted elsewhere in the report and some of these may be intrusive. The reports should cover the remedial works required and their likely cost.

You must obtain a report from a suitably qualified specialist in respect of the following:

- Electrics.
- Hot water and heating.
- Drainage system (septic tank).
- Wood boring insect attack.
- Dampness issues in the cellar and roof space.

Choosing the right company who has experience in the appropriate type of repair will always be an important factor in the level of prices quoted. We strongly recommend that you obtain at least two estimates. Any quotation should be in writing. If the builder you intend to use is not known to you, ask for references. Some repairs will need contractors with specialist skills, who are members of regulated organisations. Some work may also need building regulation or planning permission.

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

## Property address

XXXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXXXX

## About the Property

### Type of property

The property is a four bedroom double fronted detached residence. The property has accommodation over two floors. There is a detached oversized garage and a log store within the grounds. The grounds are private.

We are informed that the original section of the building was built approximately 200 years ago. The property has received two subsequent extensions.

All directions given in the report are as viewed from the front of the property. Where reference has been made to individual rooms, these are as per the estate agent floorplan.



Photo - 1

### Approximate year the property was built

XXXX

### Approximate year the property was extended

A full width two storey extension at the rear was built between XXXX - XXXX. A more recent rear extension was added in XXXX.

### Approximate year the property was converted

The property has not been converted.

### Information relevant to flats and maisonettes

No applicable.

### Property address

XXXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXXXX

# D About the Property

(continued)

**Accommodation**

Floor	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility Room	Conser-vatory	Other	Name of other
Lower Ground									
Ground	2	0	0	1	1	1	0	0	
First	0	4	2	0	0	0	0	0	
Second									
Third									
Other									
Roof Space									

Property address

XXXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXXX

# D

## About the Property (continued)

### Construction

The property is built using traditional materials and techniques comprising solid and cavity brick walls beneath pitched tiled roofs. The ground floors are a mixture of solid construction and suspended timber. The first floors are suspended timber.

### Means of escape

Egress from the property is via a rear door off the rear lobby and via the porch off the hallway.

The windows provide a suitable means of escape from the first-floor bedrooms. The current requirements are set out below:

In accordance with Approved document B, escape windows must have an unobstructed clear, open-able area.

The minimum dimensions are:

Exit free area: 0.33m<sup>2</sup> Minimum.

Minimum Width: 450mm

Minimum height: 450mm

A basic rule is, if the opening is 450mm wide, the height must be at least 750mm, which will create an open area of 0.33m<sup>2</sup>.

Cill height - The bottom of the openable area should be no more than 1100mm above the floor area.

The window must be able to stay open without aid, so both hands are free. The pane must also be of toughened glazing as a minimum to satisfy regulations. All habitable rooms should have a means of escape to a safe location outside. Rooms can have direct access to a corridor leading directly to a door or escape window to the outside, or an escape window. If you replace the windows in the future, they should meet these requirements. (See section E5 Windows).

It is recommended that a main wired, linked, combined smoke and CO alarms is installed on both floors and heat detector in the Kitchen. CO detection should be provided in rooms where solid fuel/gas appliance are present (log burner, gas fire, boiler etc...).

### Security

There is a burglar alarm fitted. Consideration should be given to installing a NACOSS approved burglar alarm system. Ideally, this should be connected to the local police station.

The external doors are fitted with multi-point locking mechanisms and toughened/safety glazing. Further advice should be sought from your insurance company to confirm that the present locking mechanisms will comply with their requirements.

### Property address

XXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXX



# About the Property (continued)

## Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

### Energy Efficiency Rating

The energy performance certificate (EPC) was issued on the XXth of November XXXX with a rating of Energy Efficiency C (72). The MHCLG (The Ministry for Housing, Communities and Local Government) is now responsible for keeping a publicly available record of EPCs. Due to the recent change in reporting style, the environmental impact is no longer expressed as a rating. The property's EPC can now be viewed here:

[https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-bypostcode?lang=en?erty\\_type=domestic](https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-bypostcode?lang=en?erty_type=domestic)

See section K Energy Efficiency.

Should you wish to let the property in the future, it should be noted that any property with a rating of F or G will be deemed unfit for rental purposes. Today's E-rating is unlikely to remain the minimum standard. In March 2018, the government's Green Finance Taskforce issued a report recommending a minimum B-rating by 2035. This also raises the possibility of incremental revisions in the meantime. The very real likelihood of minimum standards being raised in the future should be borne in mind by landlords when considering the nature and extent of any proposed works to improve energy efficiency.

## Services (Mains)

Gas Other

<input type="text"/>	<input type="text"/>
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Electric Other

<input type="text"/>	<input type="text"/>
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Water Other

<input type="text"/>	<input type="text"/>
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## Drainage

## Other

The foul water discharges to a septic tank drainage system. The surface water discharges to soak away within

Please see section K for more information about the energy efficiency of the property.

## Central heating

Gas Electric Solid fuel Oil None

## Property address

XXXXXXXXXXXX, XXXXXXXXX, XXXXXXXXXXXX, XXXXXXXXXXXXXXX



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

The property has photovoltaic (solar panels) fitted to the front roof slope. We have not been provided with the rates or feed in tariffs.

**Grounds**

The property sits to the left of a large corner plot which the agents inform us extend to approximately 1 acre. There is a long-gravelled driveway to the front left of the plot which is accessed from XXXXXXXXX. There are two sets of timber farm gates. The driveway leads to a large oversized detached workshop/garage which has an inspection pit. There is a stone/brick detached log store located close to the front right boundary. There is a timber shed to the left of the driveway and a greenhouse behind the garage. The gardens are extensive and mainly laid to lawn with a variety of trees, shrubs, fruit trees, and a vegetable plot. There is a sizeable wildlife pond.

**Location**

The property is in a rural area overlooking fields to the front. Being remotely located in a rural area the facilities available are limited. The property is located between the towns of XXXXXXXX and XXXXXXXX on the outskirts of the village of XXXXXXXXXXXXXXXX . You should familiarise yourself with the locality prior to exchange of contracts.

**Facilities**

The property is within a rural area on the outskirts of the village of XXXXXX which is approximately half a mile away. The limited facilities provided within the village include a leisure centre, primary school, a Church, a medical centre and typical convenience stores which include a post office. You should familiarise yourself with the local facilities prior to exchange of contracts.

**Local Environment**

The property is in an area that has historically been affected by mining activity that could affect the property and its grounds (see section J1 Risks).

The property is in an area that is unlikely to flood (see section J2 Risks).

The property is in an area with potentially low levels of radon gas that could affect health (see section J3 Risks).

The property is in a location that could be affected by electromagnetic fields from overhead electricity cables (see section J3 Risks).

**Other Local Factors**

There are no other local factors that require comment here.

# Outside the property

**Limitations to inspection**

For this report, only significant defects and deficiencies readily apparent from a visual inspection are reported.

**Property address**

XXXXXXXXXXXXX, XXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXXX

## E

# Outside the Property

## Limitations to the inspection

The external inspection of the building was limited to those parts that could be seen from ground level, within the boundaries of the property and from accessible public areas only. Hi-Cam photography was used where possible to a height of approximately 10m. A drone was used to inspect the roof and chimneys.

The external temperature was sub-zero (-5.8 degrees). The ground was frozen and certain elements were frozen, inaccessible or covered with frost.

There may be hidden defects in the areas I could not inspect. The condition ratings assigned throughout this report are based on what was visible to me at the time of inspection.

1 2 3 NI

## E1 Chimney stacks

The property has four brick-built chimney stacks, two in either side of the property. The chimneys to the right-hand side are constructed internally. The chimneys to the left-hand side are constructed externally. There is lead waterproofing which meets with the roof covering to provide a watertight seal. Each stack has two clay pots which are bedded in mortar. (See also section F5 Fireplaces, Chimney breasts and flues). The pots are fitted with appropriate vented rain cowls.

1

The stacks and associated elements were in satisfactory condition. The vendor informs us that the stacks were overhauled in 2020 which included re-pointing and repairs to flashings.

Condition rating 1 - No repairs currently required.

In view of the age of the property, the stack is unlikely to contain a damp proof course (DPC). Therefore, even with the stack in good condition, some dampness may occur from time to time.

Chimney stacks are usually the most exposed part of the building and will naturally be prone to heavier weathering. Good maintenance is essential to prevent deterioration and damp penetration in the property. The chimney stack should be regularly monitored for any indications of damage, instability or other defects. You should carry out a thorough visual inspection at least once a year, ideally in the Spring, and ideally at roof level, to identify and repair any damage that could have been caused by winter weather. Missing, loose or defective mortar should be repointed as necessary.

SAMPLE REPORT

## Property address

XXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXXXX

## Outside the property (continued)



Photo - 2 Sample photos



Photo - 3 Sample photos

### E2 Roof coverings

#### Main Roof

The main roof is twin pitched with a central valley which is lined with lead. There are also pitched roofs on the rear extension and the porch. The roof is covered with overlapping clay tiles which are hung on timber battens. There is a secondary waterproof barrier (roofing felt) beneath the tiles on the main roof which is bitumen felt. There are ridge tiles along the apexes of the roof which are secured with mortar. The tiles at the edges of the roof are also secured with mortar.

The following defects were noted.

- Mortar has eroded to sections of the verges to both sides of the property. This could allow rainwater to penetrate the ends of the timber battens and the roof space.
- Dampness was noted in the ends of the rafters this normally occurs due to degraded under felt at the edges of the roof (the eaves).
- There are a number of missing tiles to the rear right left roof slope. - There are a number of chipped, slipped and cracked tiles.

Condition rating 2 - Repairs required.

#### Verges

To prevent water ingress the verges should be repointed as soon as practicable.

The cement on the roof edges (Verge) is supported by a board, often containing asbestos, called an under-cloak. This could be a safety hazard. If the under-cloak needs repair or replacement you may have to use a contractor experienced in this type of work or an asbestos specialist. (See Section J3 Risks).

#### Dampness

Dampness was noted in the ends of the rafters to the front elevation (see Section F1). This is often caused when the bitumen roofing felt perishes at the edge of the roofing covering where this is dressed to the gutter. This defect is common with felt of this age. The lower row of felt should be replaced which should be dressed into the gutters. Alternatively, plastic eaves protectors could be installed to the wall plate to ensure that rainwater discharges to the gutter effectively. This work should be carried out as

### Property address

XXXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXXX

# E Outside the property

soon as practicable.

## Tiles

There are a number of missing tiles to the rear left roof slope. There are also a number of slipped, chipped and cracked tiles visible on all roof pitches. To ensure water tightness the damaged and missing tiles should be replaced soon.

Clay roof tiles tend to deteriorate and fail because of delamination of the material due to moisture penetration and subsequent frost action over time. This often manifests itself on the underside of the tiles where the nibs securing the tiles also fail at which point the tile will slip or fall down the roof, eventually necessitating complete renewal of the covering.

Regular exterior and interior roof void inspection should be carried out to check for any signs of dampness - any necessary repairs will need to be undertaken on a timely basis.

Contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc.). This will add to the cost of repair.

## Bay Roofs

At the front of the property, there are two first floor bay window roofs covered with lead.

These roof coverings were satisfactory, and no defects were noted. The ceilings beneath the bay roofs were inspected and tested for dampness using an electronic moisture meter. Low, dry, readings were obtained.

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

Lead is one of the most durable building materials due to its resistance to corrosion. The ceiling areas beneath the bay roof contain minimal or no insulation which will increase the likelihood of internal condensation. Installing insulation at this time to be expensive and disruptive. If you have the opportunity to expose these areas in the future insulation should be checked and improvements made if appropriate.

## Photovoltaic panels

Eleven panels are installed on the front roof pitch. (see Sections I1 & I3). The panels are in satisfactory condition with no obvious signs of damage. There were no obvious obstructions behind the panels.

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

The roof covering should be inspected periodically to ensure that there are no obstructions between the panels and the roof covering, such as birds' nests, moss etc, which would prevent surface water from discharging correctly, and which may aid the deterioration of the covering and water ingress to the materials below. If the system is leased, then consents will be required to remove them when repairs are required to the roof coverings.

## Property address

XXXXXXXXXXXX, XXXXXXXXX, XXXXXXXXXXXX, XXXXXXXXXXXXXXX

# E

## Outside the property (continued)



Photo - 4 Roof rear



Photo - 5 Sample photos



Photo - 6 Sample photos



Photo - 7 Sample photos



Photo - 8 Sample photos

### Property address

XXXXXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXXXX, XXXXXXXXXXXXXXX

# E Outside the property

## E3 Rainwater pipes and gutters

The property has plastic rainwater pipes and gutters. The gutters are secured using plastic clips on the fascia board. 2

Defects were noted including:

- The gutter is out of alignment to the front elevation.

Gutters which are out of alignment will impair the function of the rainwater disposal system which can result in dampness internally to the building and other external deterioration.

Condition rating 2.

The gutter should be re-aligned with an appropriate fall to ensure that functions as intended. This should be carried out soon.

The remaining gutters are generally in a serviceable condition and with no significant misalignment. No evidence was seen of excessive staining of the walls or adjacent areas, which might indicate that significant leaks have been occurring.

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

Gutters and down-pipes carry many hundreds of litres of water during wet weather. Their joints and stop ends are particularly prone to failure as are the outfalls which can be easily blocked by leaves and other debris. All rainwater goods should therefore be regularly checked for defects in order to prevent leakages and spillages which could lead to damp internally.



Photo - 9 Sample photos



Photo - 10 Sample photos

### Property address

XXXXXXXXXXXX, XXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXXXX

## Outside the property (continued)



Photo - 11 Sample photos of defects

### E4 Main walls

#### Main Walls

The main walls of the original property are solid brick which are built off a stone foundation which is partly exposed. The front elevation has a pebble dash rendered coating. The internal faces are a mix of hard plastered and dry-lined. The walls are approximately 250mm thick. We believe that the original property is approximately 200 years old.

The property has received two extensions which are of different ages. We believe that the central two storey extension dates between 1900 and 1930. The main walls of the central two storey extension is solid brick which is built off a traditional foundation.

The more recent extension at the rear was constructed in 2002. The main walls are cavity masonry construction comprising an inner leaf and outer leaf separated by an air gap (finger cavity). The internal skin is built of block work. The internal faces of the main walls are a mix of hard plastered and dry-lined. The walls are approximately 300mm thick.

Defects were noted including:

- The painted finish to the bay window cills is weathered.
- Isolated damp meter readings were obtained to the small section of outer walls in the hallway and the front wall and return at the front of the lounge.
- There are gaps between the render and the windows to the front elevation. This could allow water penetration.

Condition rating 2. These defects should be attended to as soon as reasonably practicable.

#### Window cills.

The weathered decorations should be painted soon.

#### Ground Levels and Damp-Proof Course

A damp-proof course (DPC) is a horizontal barrier of impermeable material placed in the base of a wall to prevent groundwater from passing into a building. Rising damp is generally regarded as being the result of a failure or absence of a damp proof course. This may lead to perished plaster, spoilt decorations,

### Property address

XXXXXXXXXXXXXX, XXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXXX

## E

## Outside the property

decay in skirting boards, structural sub-floor, and other timbers. Due to the age of the original section of the property the walls would not have incorporated a damp proof course. The horizontal DPC to the base of the central two storey extension is made of slate. The horizontal DPC to the base of the rear extension is plastic.

In this property holes have been drilled in the external walls, near ground level, indicating that a chemical damp proof course has been injected into the wall. You should check that this work has been carried out by a responsible contractor and that an enforceable guarantee is available, although in many cases these can be of only limited value. Refer to my comments in section I. Due to the porch at the front it is unlikely that the main external wall within the porch area has been treated.

There is spalled brickwork around the base of the front wall where render has been removed to install the chemical damp proof course. Such defects can cause penetrating dampness.

The damp issues are isolated and not visual, and it is not spoiling the decorations. It is only apparent when using an electronic moisture meter. The spalled bricks can be repaired when external maintenance is carried out.

### Render

The elevation of the property has a pebble dash render coating with a painted finish. Visually the render appears in satisfactory condition with no obvious signs of cracking or defects. The windows have recently been replaced and there are gaps between the windows and the render where they have not been sealed. To prevent water ingress the windows should be sealed.

### Air bricks

Air bricks should be present in the base of the walls to provide ventilation to the underfloor voids of the dining room. These are required to minimise the build-up of moisture that can promote the development of rot and other defects in the materials that support the floors. It is essential that a free flow of air is maintained through the air bricks. A passive air vent/extractor fan has been fitted to extract moist air. There is, however, a lack of suitable ventilation to the sub floor/cellar. (See F4 and F9).

### Lintels

Original rigid timber window frames supported the brickwork above openings. The windows have been replaced with lightweight flexible plastic which offers no support. Lintels have been inserted above some of the openings. Lintels would have been installed in the more recent extension as part of the construction. Although I could not see a problem now, lintels may be required in the future above openings which do not have appropriate lintels if you experience problems opening windows or notice any distortion in the brickwork.

At the time of inspection, the structural condition of the walls was satisfactory and there is no evidence of significant cracking, subsidence, structural movement, or other failures that would indicate a rapidly developing problem.

Condition Rating 1 - No repairs currently required. The property should be maintained in the normal way.

Walls should be examined regularly to inspect for changes in the nature of any cracking or other defects that may become apparent. You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather.

### Property address

XXXXXXXXXXXX, XXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXXXX

## Outside the property (continued)



Photo - 12 Sample photos of defects



Photo - 13 Sample photos of defects



Photo - 14 Sample photo of defects



Photo - 15 Sample photos of defects



Photo - 16 Sample photos of defects



Photo - 17 Sample photos of defects

### Property address

XXXXXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXXXX, XXXXXXXXXXXXXXX

# E Outside the property

## E5 Windows

The windows are made of replacement PVCu with double glazed units. The windows were examined for general signs of degradation and failure including blown double-glazing units. The windows were inspected and tested for functionality and they operated as intended. 1

Condition Rating 1 - No repairs currently required.

PVCu (unplasticised Poly Vinyl Chloride) is a common material for the production of window and door frames. The quality of the plastic can vary, which will impact performance over time, and it is impossible to recognise this from a superficial inspection. Key loadbearing members of the frames often have to be strengthened, usually with metal, but the strengthening is hidden within the frame and we cannot confirm its presence, condition or comment on long term durability. The quality of sealed unit double glazed windows and doors varies, and no assurances can be given concerning long-term durability.

The junction between the window and door frames and surrounding masonry is frequently a source of water penetration, particularly during severe weather conditions. It is important that the sealing material that protects these joints is regularly checked and maintained in good condition (See Section E4).

Since April 2002 replacement double glazing required Building Regulations approval or alternatively a certificate under an approved self-assessment scheme such as FENSA which guarantees a minimum level of performance. Your Legal Adviser should check whether these units have either Building Regulation approval or have been installed by a contractor registered with FENSA. (see section I1).

## E6 Outside doors (including patio doors)

The external door from the rear lobby is composite stable door hung in a PVCu frame. The door is double glazed and has appropriate safety glass markings. The door is fitted with a multi locking mechanism and handles. The door was tested for functionality and it operated as intended. Condition Rating 1 - No repairs currently required. 1

PVCu double, double glazed, doors are fitted to the rear of the lounge. The double-glazed units are fitted with safety/toughened glass. The PVCu doors have multi-point locking mechanisms and handles. The doors were tested for functionality and they operated as intended. Condition Rating 1 - No repairs currently required.

The entrance hall doors from the porch are timber with fixed glazed panels hung in a timber frame. The doors were tested for functionality and they generally operated as intended.

Condition Rating 1 - No repairs currently required.

The glass is single paned which is a safety hazard (see Section J3). You should consider replacing the glass for toughened safety glass.

See my comments above in respect of PVCu generally, FENSA certification for replacement units and the durability of sealed double glazed units' sealants to door/wall junctions.

Be aware that previous owners may have distributed multiple sets of keys for the main property and outbuildings to individuals not known to you. When purchasing a property, you should consider the cost of replacing all of the door locks as soon as possible after you take up occupation. When doing this you should consult your insurers to ensure that you meet their requirements for security, and obtain any discounts that may be available by improving the security of the property

## Property address

XXXXXXXXXXXX, XXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXXXX

# E

## Outside the property (continued)

### E7 Conservatory and porches

There is a porch addition at the front of the property. It is built of masonry with an external rendered finish to match the main building. It has a pitched tiled roof which is flashed into the main building to provide a water tight seal. There are plastic rain water goods. The outside walls have received a retrospective chemical injected damp proof course as per the main building (see Section E4). It has a composite front door with PVCu double glazed windows. 1

The porch is in satisfactory condition with no obvious defects being noted. The door was tested for functionality and it operated as intended. The glazing has appropriate safety glass markings. Condition Rating 1 - No repairs currently required.

The porch is an addition to the property. The legal adviser should check and obtain copies of the relevant planning and building regulation consents (see Section I1).



Photo - 18 Sample photos of defects



Photo - 19 Sample photos of defects

### E8 Other joinery and finishes

The external joinery consists of timber fascia's and barge boards around the edges of the roof and bay windows. They have painted finishes. 2

The painted finish of the fascia boards are weathered, especially to the two front bay windows. The barge boards at the rear are also weathered.

Outside decorations help keep the property in satisfactory condition. Without a protective finish, parts will quickly deteriorate requiring extensive repairs. To prevent this, the affected areas should be repaired and redecorated soon. In the future, you may wish to consider given to replacing all boards noted with modern uPVC equivalents. The ventilation provided at the eaves should be maintained and not blocked off.

Condition rating 2 - Repairs required.

Given the age of parts of the property, some paint may contain lead. Removal of lead-based paint can pose a health risk unless correct procedures are followed. Urgent action is not required, but before paint is removed advice should be obtained from the health and safety executive -

### Property address

XXXXXXXXXXXXXX, XXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXXX

# E

## Outside the property



Photo - 20 Sample photos



Photo - 21 Sample photos of defects

### E9 Other

There are no other elements that require comment her

SAMPLE REPORT

### Property address

XXXXXXXXXXXX, XXXXXXXX, XXXXXXXXXX, XXXXXXXXXXXXXXX



# Inside the property

## Limitations to inspection

Fitted floor coverings, items of furniture and storage restricted the inspection of the main areas.

The underside of the staircase is enclosed and not visible.

Ceiling joists in the roof spaces were concealed with thick layers of insulation and sections of raised boarding currently used for storage.

The roof structure to the kitchen extension is concealed and could not be inspected.

1 2 3 NI

## F1 Roof structure

The main roof is twin pitched. Access to the roof voids are via timber hatches at both ends of the landing. There are no fixed sectional ladders to aid access. 3

The roof structure is formed of traditional timber construction. These are cut and fabricated on-site as part of the construction process. This framework has to be of sufficient strength to transmit the dead and imposed loadings which are placed upon it, primarily from the weight of the covering and additionally from snow and wind pressure, onto external and internal load-bearing walls without undue distortion. The rafters are supported by thick horizontal timber beams known as purlins. These are built into the external walls and supported by brick walls within the roof space. There is a secondary waterproof layer beneath the tiles which is bitumen felt.

A number of defects were noted:

- There is evidence of active wood boring insect attack to a number of rafters and purlins in both roof spaces. It was also noted around the rear loft hatch.
- There is water staining to purlins and dampness in the ends of rafters. The timbers were tested for dampness using an electronic moisture meter. High- and at-risk readings were recorded.
- There was evidence of condensation on the underside of the roof felt. - There is a large wasps nest to the rear right roof space.

Condition Rating 3 - Further investigation and repairs required.

I found an active and extensive infestation of wood-boring insects in parts of the roof structure. This is serious and you should ask an appropriately qualified and experienced person to treat and repair this problem now. As wood-boring insect attack was also found in the dining room floor structure it would be prudent to have an extensive inspection of all timbers within the property.

Current Building Regulations require ventilation to roof spaces to prevent condensation within the roof void. In severe cases, a lack of ventilation can result in decay to timbers. Due to the design of the roof, being twin pitched with a Central Valley, there is no cross ventilation to the roof spaces. The retrospectively installed bitumen felt, and the deep levels of insulation, has reduced the levels of natural ventilation which is contributing to the condensation. To reduce the levels of condensation the ventilation of the roof space should be improved soon. The insulation should not be allowed to block the eaves. A reputable builder should be instructed to inspect the roof space and to advise on suitable options of improving the ventilation.

A pest controller should be instructed to remove the wasp's nests.

## Property address

XXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXX

# F Inside the property

From the inspection possible, we were able to determine that the timbers are of appropriate size and configuration to bear their dead and imposed loads, and we noted no signs of significant deflection or movement. There is some splitting/warping to the roof timbers which occurs naturally over time and is not considered to be of structural concern at present.



Photo - 22 Large wasps nests rear roof



Photo - 23 Water tanks rear roof



Photo - 24 Wood boring beetle in loft hatch surround rear roof



Photo - 25 Damp to ends of rafters

## Property address

XXXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXXX



# Inside the property (continued)



Photo - 26 Wood boring insect attack front roof space



Photo - 27 Damp staining to Purlin front roof space

## F2 Ceilings

The ceilings in the original part and the two storey extension of the property are made from lath and plaster. Lath and plaster consists of narrow strips of wood (laths) which are nailed horizontally across the ceiling joists and then coated in plaster. The majority of the ceilings have painted finishes. The ceilings in the rear extension are modern plaster-boarding. 1

The ceilings are generally secure and all surfaces are presented in fair decorative order. There was some visible unevenness and cracking to some of the ceilings, however, this is consistent with the age of the property. Such cracks can be unsightly but are rarely of structural significance. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

Under normal use older 'lath and plaster ceiling' (usually before the 1940s) can become unstable when the layer of plaster becomes detached from the laths beneath. Although I could see no particular problems now, you should expect more repairs in the future especially when you redecorate.



Photo - 28 Sample photos of defects



Photo - 29 Sample photos of defects

## Property address

XXXXXXXXXXXX, XXXXXXXXXX, XXXXXXXXXXXX, XXXXXXXXXXXXXXX

# F Inside the property

## F3 Walls and partitions

The walls are a mixture of solid masonry with plastered finishes with some hollow timber stud **1** construction finished where alterations have been made and within the extensions. The masonry walls have a mix of hard plastered and dry lining. The walls re finished with paper, painted finishes with ceramic tiling in the bathroom an shower rooms.

Accessible areas of walling internally and other parts were inspected for signs of rising and penetrating dampness (visually and using an electronic moisture meter) and no issues were found at the time of the inspection.

Condition Rating 1 - No repairs currently required. The property must be maintained in the normal way.

The structural condition of the internal walls is satisfactory and there is no evidence of significant cracking, subsidence, structural movement or other failures that would indicate a rapidly developing problem. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

A random sample of tiled areas were inspected, and they were firm and secure with clean and complete grout lines.

Condition Rating 1 - No repairs currently required.

Some internal walls are simply partitioning between rooms. Others carry loads from above, commonly floors, upper floor walls and partitions or roof loads.

Part of an original external wall at the rear has been removed to open the kitchen within the extension. Part of an internal wall has been removed between two original reception rooms to the right-hand side. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way. Where an internal wall has been removed or altered, it is important that other parts of the property are properly supported. Although I did not see any problems, you should ask your legal adviser to check whether the local council has granted building regulation approval for this work, and/or a guarantee or warranty exists (see section I1). If this does not exist, you should ask an appropriately qualified person to investigate whether the building is properly supported. This will involve removing parts of the floor and wall and you should discuss this with the current owner.



Photo - 30 Sample photos



Photo - 31 Sample photos

## F4 Floors

### Property address

XXXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXXX



## Inside the property (continued)

The dining room and floors upstairs are of suspended timber construction. Downstairs the floors are solid construction. The majority of the floors have fitted and fixed floor coverings. The floorboards in the dining room are exposed floors boards with a stained finish.

3

Suspended timber ground floors require ventilation to prevent an accumulation of moisture beneath the floor. This is achieved by vents built into the base of the main walls. To make sure the timber ground floors do not rot, it is important to provide ventilation to the underfloor space. There is only one vent serving the cellar beneath the suspended ground floor which is fitted with a passive extractor fan unit to expel damp air.

The subfloor ventilation to the ground floor dining room floor is inadequate. There is evidence of former and current issues. The vendor informed us that remedial damp, wood boring insect attack, and strengthening works were carried out to the floor in 2015. Due to the former issue's joists have weakened and metal shoes have been installed to strengthen and support them. Two steel beams were also installed to support the floor.

Despite the former repairs there is extensive decay, dampness, and evidence of active wood boring insect attack. The timbers were inspected and tested for dampness using an electronic moisture meter. The timbers in places were visibly wet and high moisture readings were obtained in all locations tested. The floor structure is in poor condition.

Condition Rating 3 - Further investigation and repairs required.

Prior to further investigation and repairs being carried out the legal adviser should check if the work is covered by a warranty or guarantee, whether it is valid, and if it is transferable to new owners (see Section I2). In our opinion, due to its poor condition and extent of remedial works required, and to prevent future ongoing repairs, it may be more economical to replace the floor in its entirety. Additional ventilation should be provided to the cellar/sub floor. This work should be carried out soon.

The timber floors to the first floor are in generally satisfactory condition with no signs of significant deflection or distortion. They were found to have minor spring, but no repairs are needed at present. I found no visible evidence of dry rot, wet rot or active woodworm infestation, but this could be discovered when fitted coverings are removed. The floor in bedroom four slopes to the front left corner. This is due to historic movement to the property and not considered an issue currently.

In a property of this age, the solid ground floors to the original part are unlikely to incorporate a conventional damp proof membrane and, as a result, dampness may occur. Whilst we found no dampness during the inspection, but this could occur in the future. Correct remedial treatment would require re-laying the floors, including a damp proof membrane. Due to the age of the extensions, they will incorporate damp proof membranes. The kitchen, utility and W.C. extension floors are likely to incorporate insulation.

### Property address

XXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXX

# F Inside the property



Photo - 32 High damp readings to timbers



Photo - 33 High damp readings to timbers



Photo - 34 Decay to timbers



Photo - 35 Wood boring insect attack



Photo - 36 Timbers

## F5 Fireplaces, chimney breasts and flues

### Property address

XXXXXXXXXXXXXX, XXXXXXXXXXXX, XXXXXXXXXXXXXXXX, XXXXXXXXXXXXXXXX



## Inside the property (continued)

There are external chimney breasts to the right of the property and internal chimney breasts to the left-hand side. Solid fuel appliances are fitted to the flues in the dining room and reception room. It is not possible to investigate the condition or serviceability of chimney flues for use with fixed or open fires during a survey. 3

Where possible, I inspected for signs of dampness (visually and using an electronic moisture meter). At risk moisture meter readings were noted to the face of the chimney breast in the lounge.

Condition rating 1 - No repairs currently required.

The readings were isolated. Although I cannot be sure of the precise cause, it is likely to be caused by moisture from the combustion gases from the heating appliance. There is no staining or visible dampness spoiling the decorations.

The flues in the rear chimney breasts on the ground floor and the first-floor flues are no longer in use. The unused flues have been fitted with appropriate vented rain cowls on the chimney pots (See E1 Chimney Stacks). Air bricks have been installed in the redundant flues externally to provide through ventilation of the flues which is essential to help prevent a build-up of condensation in the flues.

Solid fuel appliances (log burners) have been installed in the lounge and dining room. They are installed within non-combustible brick surrounds with flag stone hearths. They have timber mantels. To work properly a solid fuel-burning appliance needs an effective chimney/flue that allows the combustion gases to safely escape to the outside air, and good ventilation to the room so the air consumed by the fire is replaced. If these elements are not effective, the fire will not work properly, and the combustion gases will be a safety hazard for the occupants. An external vent was noted in the lounge. We could not see an air vent in the dining room. It may have been concealed.

There may not be enough ventilation to these rooms. Background ventilation levels should be checked, and these may need to be upgraded. You should obtain further advice from a HETAS registered contractor beforehand.

See advice in G4 Heating.

To protect your safety, the Solid Fuel Advisory Service recommends that solid fuel or wood-burning appliances should be safety checked and swept annually by a registered competent person for solid fuel and wood appliances.

Condition rating 3. This is a safety hazard. Refer to my comments in section J.

Wood boring insect activity was noted on the timbers. This should be inspected as part of the inspection recommended in Section F1 and F9.

### F6 Built-in fittings (e.g wardrobes)

There are no built-in fittings that require comment here.

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

#### Property address

XXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXX

# F Inside the property

The internal woodwork includes such items such as doors, door frames, skirting, bannisters, and staircases. 2

The doors inside the original property are period style panelled doors with a stained finish. Over time, the door hinges, latches, and handles have worn and require some minor adjustment and repair. Several panels are split and there is damage to door edges and frames.

Condition Rating 2 - Repairs required.

You may wish to undertake repairs to the doors.

The doors within the extension are in satisfactory condition with no obvious signs of defects. Condition Rating 1 - No repairs currently required.

A drop heel test was carried out on the staircase. This was satisfactory. The bannister rail height and spindle widths comply with current building regulation safety standards of minimum bannister height of 900mm and maximum spindle spacing of 100mm. Condition Rating 1 - No repairs currently required.

The internal decorations are generally satisfactory, although you should allow for some marking to be revealed when the present owners remove their fixture and fittings, and that some localised redecoration will be required. I expect that you have assessed the adequacy of decorations for your own purposes.

The original section of property is of an age where there could be a lead content in the old paint finishes, but I have made no tests as this is outside the scope of this survey. Further advice can be found by visiting:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/221085/pb10973-leadpaintleaflet.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/221085/pb10973-leadpaintleaflet.pdf)



Photo - 37 Splits in door panels

## F8 Bathroom and kitchen fittings

En-suite Shower Room Fittings (Bedroom 2). 2

The shower room is fitted with a glazed shower enclosure and a shower tray. The glazing to the enclosure is made from safety glass. There is a ceramic low-level flush WC and a ceramic wash hand

## Property address

XXXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXXX



## Inside the property (continued)

basin.

The fittings were checked for signs of damage, cracks, leaking pipes and other common defects. Sealant joints were checked for undue wear and failure. All fittings were checked for normal operation.

The washer on the hot tap is worn and requires replacement.  
Condition rating 2 - Repairs required.  
This should be done soon.

En-suite Shower Room Fittings (Bedroom 1).

The shower room is fitted with a bath, a ceramic low-level flush WC and a ceramic wash hand basin.

The fittings were checked for signs of damage, cracks, leaking pipes and other common defects. Sealant joints were checked for undue wear and failure. All fittings were checked for normal operation.

The hot tap on the bath is loose. The slotted bath waste is corroded. This could cause a leak from the supply pipe and damp penetration below if not resolved soon.

Condition rating 2 - Repairs required.

A plumber should tighten the tap and inspect for leaks beneath. You should consider replacing the corroded slotted waste. This should be carried out as soon as practicable.

The sealants around the edges of baths and wash hand basins can leak and damage adjacent surfaces. If not repaired quickly, wood rot can soon develop. The boxing and panelling around baths and other appliances can keep these problems hidden.

The main bathroom

The main bathroom is fitted with a W.C. pan with a high-level cistern with a pull flush. There is a pedestal wash hand basin, a free-standing roll top bath and a shower enclosure.

The fittings were checked for signs of damage, cracks, leaking pipes and other common defects. Sealant joints were checked for undue wear and failure. All fittings were checked for normal operation. No obvious signs of defects were noted.

Condition Rating 1 - No repairs currently required.

There are no visible safety markings on the glass shower cubicle doors. This is a potential safety hazard (see Section J3).

Ground Floor W.C.

It is fitted with a close couple W.C. and a wash hand basin.

The fittings were checked for signs of damage, cracks, leaking pipes and other common defects. Sealant joints were checked for undue wear and failure. All fittings were checked for normal operation. No obvious signs of defects were noted.

Condition Rating 1 - No repairs currently required.

There is no means of extraction in this room. You should consider installing an extractor fan (see Section G1).

### Property address

XXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXX

# F Inside the property

## Kitchen Fittings

The kitchen is fitted with a range of wall and base units made from engineered wood with cream coloured doors. The base units are mounted by a solid granite work surfaces. We are informed that the kitchen was installed in 2019.

The kitchen fittings were inspected and no significant defects were noted. The kitchen fittings are in satisfactory condition.

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

Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water, gas pipes, and obscure dampness to walls and problems.



Photo - 38 Hot tap loose

## F9 Other

### CELLAR

The property has a basement/cellar that extends beneath dining room. It is constructed from stone with a brick floor. It is accessed via a staircase off the hallway. This area should not be used because it is damp, and poorly ventilated. These issues have caused decay in the dining room floor above (see Section F4). We are also informed by the vendors that it can flood occasionally following periods of heavy rainfall.

Condition rating 2. These issues should be resolved soon.

Good ventilation is required to reduce the levels of dampness and help prevent wood rot from developing. Additional ventilation should be provided soon by the installation of air bricks around the perimeter walls above ground level (see Section E4 and F4).

A specialist should be consulted regarding options available to prevent future flooding. This could involve the installation of a sensor-controlled sump pump.

Basements and cellars can provide useful additional space in many properties. Because they are

## Property address

XXXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXXXX



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## Inside the property (continued)

underground and designed only to store solid fuel, many basements/cellars are not usable. Improving basements/cellars is expensive because of low ceiling heights, lack of daylight, extensive dampness, and difficult access stairs. You should not use this basement for human habitation.

**SAMPLE REPORT**

Property address

XXXXXXXXXXXX, XXXXXXXX, XXXXXXXXXXXX, XXXXXXXXXXXXXXX

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

### Limitations to inspection

The incoming water service pipe could not be seen and hence no comments can be made regarding its condition or suitability.

Only visible pipework could be inspected internally. The pipes concealed within the structure could not be inspected. Also, low-level pipework in the kitchen and bathroom is concealed and could not be inspected.

A random sample test of the function of switchgear and lighting was undertaken.

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

after 1 January 2005 **1 2 3 NI** should have appropriate certification. For more advice contact the Electrical Safety Council.

There is an over ground mains electricity supply, and the meter is in the walk in pantry. The meter provides a single rate of electricity. There is a replacement consumer unit next to the meter. It is housed in a metal box to current electrical standards. Where visible the wiring was is plastic coated. The electricity supply was on when I inspected. **3**

There is a three-phase electricity supply in the garage. There is a consumer unit adjacent the three-phase supply. The consumer unit is dated.

The vendor informed us that there has been an issue with the power supply within the area for a few weeks prior to the inspection. Your legal adviser should confirm if the cause of the issue and whether it has been resolved prior to exchange of contracts. (See Section I3).

There was no evidence of a recent electrical inspection and I have not had sight of any test certificates therefore this is a safety hazard. See section J3 Risks.

Condition rating 3. FURTHER INVESTIGATION REQUIRED.

You should ask an appropriately qualified person to inspect the electrical system prior to exchange of contracts.

We are informed by the vendor that the main consumer unit was replaced in 2019. The installation of a replacement consumer unit is notifiable to building control under Part P of the building regulations. You should ask your legal adviser to obtain a copy of the installation certificate. See Section I1 Regulation.

#### Socket Provision

Given the age of parts of the property, you may not find that the provision and location of sockets adequate by modern standards. I recommend that you assess this for your own requirements and consult with your electrical contractor and arrange to install additional outlets if required.

#### Lighting

Lighting is provided throughout the property by a mix of standard pendants and recessed spotlights. A random sample test of the function of switchgear and lighting was undertaken. This was satisfactory.

### Property address

XXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXXX

**Smoke/Fire/Co Detection**

Battery operated smoke alarms are installed on the landing and in the kitchen. The provision for the detection of smoke, heat and CO is inadequate. This is a safety hazard. (See section J3 Risks). You should consider installing mains wired, linked combined smoke and CO alarms on each floor and a heat detector nearest the kitchen. CO detectors should also be provided to rooms with solid fuel/gas appliances (See G4 Heating).

**Mechanical Extraction**

There is no mechanical means of extraction to the outside fitted in the utility room or ground floor W.C. The lack of mechanical extraction can cause condensation within such rooms due to changeable temperatures, increased periods of humidity and lack of ventilation. Although there was no evidence of condensation this could change due to changes in occupancy levels and lifestyle. To assist in preventing condensation in the future, you may wish to consider engaging a suitably qualified electrician to fit an extraction unit and to connect ducting to the outside.

**Security Alarm**

The property has a security alarm fitted. The control unit is located at the head of the cellar. You should obtain details regarding the operation of the system, security code and installer information should you experience a problem in the future. You should ensure that you have exclusive full control over the system and any related mobile applications upon completion.

Electrical faults are now the major cause of accidental fires in UK homes. The installation should be checked every 10 years if owner-occupied, every 5 years if it is let out, or on a change of ownership. It should also be checked whenever changes are made to the property or when accidents occur which affect the electrical system. The consequences of an electric shock are far more severe in a bathroom or shower room as wet skin reduces the body's resistance. Electric showers should be checked more often for any disrepair to ensure they are safe to use.

**Photovoltaic Panels**

The electrical supply to the property is supplemented by photovoltaic panels (solar panels) that are installed on the front roof slope. This feature uses sunlight to produce electricity and supplies it to the house with any excess going into the national grid. The inverter is located at the head of the cellar at ground level. The solar controller for the immersion heater is located in the walk-in pantry.

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

It should be confirmed by your legal advisor that the Photovoltaic panels fitted to this property are wholly owned by the vendor or are leased under a lender approved scheme. Some leasing agreements may not be lender compliant and thus reduce the suitability of this property for mortgage security and thus restrict saleability (see section I1 Regulation).

You should also ask your legal adviser to confirm whether the installation has appropriate planning and building regulation approvals from the local council (see Section I1). If not, the council may require it to be altered or removed completely. The legal adviser should also obtain, and review, a copy of the lease, if applicable, and advise you of the terms and your rights and responsibilities (see Section I3).

**Overhead power cables**

The property is in a location that could be affected by electromagnetic fields from the overhead electricity supply cables which are fed from a pole within the grounds (see section J3 Risks). The legal adviser

**Property address**

XXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXX

## G

## Services (continued)

should check and confirm whether there are Wayleave agreements in place and advise on the rights and responsibilities of such arrangements (see Section I3).



Photo - 39 Consumer unit



Photo - 40 Meter and fuse



Photo - 41 Solar panel inverter



Photo - 42 Alarm control box



Photo - 43 Three phase supply in garage



Photo - 44 Consumer unit garage

#### Property address

XXXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXX

## Services (continued)

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

A mains gas supply is connected. The meter and emergency shut off valve are located in an external meter cupboard, at ground level, to the left hand side of the property. The emergency shut off valve turned when tested. **3**

Much of the installation is concealed within the fabric of the building and inspection was limited to the visible parts. No testing was undertaken. however, the installation appears to be in working order with no significant defects or deficiencies.

There was no evidence of a recent test of the system and I have not had sight of any test certificates therefore, this is a safety hazard. See Section J3 Risks.

Condition rating 3. FURTHER INVESTIGATION REQUIRED.

You should ask an appropriately qualified person to inspect the gas installation prior to exchange of contracts.



Photo - 45

### G3 Water

Main's water is supplied. As a rule, the section of the service pipe that links the water main in the street to the stop valve outside the property is owned and managed by the water company. The section of the service pipe leading from the stop valve outside your property to the point where it enters your home is the responsibility of the homeowner. This is known as the private or supply pipe. All the plumbing inside the property is the responsibility of the property owner. **1**

The external stop valve is located at the end of the driveway. The external tap could not be inspected as due to the external temperatures the cover was frozen. The internal stop valve is located behind a kitchen cupboard to the right of the Aga. The tap operated as intended.

#### Property address

XXXXXXXXXXXX, XXXXXXXXXX, XXXXXXXXXXXX, XXXXXXXXXXXXXXXX



## Services (continued)

Domestic cold water is supplied by the rising main feeding directly to draw off points at ground level. Cold water to other discharge points are fed from water tanks in the roof space.

Where visible, the pipework is in a satisfactory condition and no leaks or other serious defects were noted. However, much of the pipework is concealed and it is, therefore, possible that defects could exist in unseen areas.

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

### G4 Heating

The property is heated by a Viessman Vitodens 100-W gas central heating boiler housed in a cupboard in the Kitchen on the left-hand side. The boiler supplies hot water to steel pressed panel radiators in the individual rooms. 3

There was no evidence of a recent safety inspection and I have not had sight of any test certificates therefore this is a safety hazard (see section J3 Risks). Corrosion was noted to the radiator in the main bathroom.

Condition Rating 3. FURTHER INVESTIGATION REQUIRED.

You should ask an appropriately qualified person to inspect the gas appliance installations prior to exchange of contracts.

We are informed that the boiler was installed in 2016. The building regulations require all local authorities to be informed when a heat-producing appliance (boiler, gas fire etc) is installed in a property. You should ask your legal adviser to obtain appropriate building regulations certificate. (See section I1).

Where a fixed combustion appliance (boiler, gas fire etc...) is provided, appropriate provision should be made to detect and give warning of the release of carbon monoxide, therefore, I would recommend the installation of carbon monoxide alarms in rooms with such appliances. Alarms should be installed in accordance with British Standard EN 50292 and the manufacturer's instructions.

#### Solid Fuel Burning Appliances

The property has solid fuel-burning appliances located in the two reception rooms.

All heating appliances that produce heat from the combustion of carbon-based fuels such as gas, oil and solid fuels including wood, require enough fresh air from outside for complete combustion and to enable the flue/chimney to function correctly to remove the combustion products safely to the outside. Depending on the KW output, Solid Fuel, Wood and Biomass burning Appliances that draw their combustion air from within the dwelling are required by Building Regulations to have installed a fixed permanently open ventilator to provide this air from the outside of the dwelling. Without adequate ventilation, there is a danger that the combustion process will be incomplete producing large amounts of carbon monoxide and also that the function of the flue will be impaired.

There is no evidence of the provision of additional ventilation for the solid fuel-burning appliance in the dining room. This is a safety hazard. Refer to my comments in section J.

### Property address

XXXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXXX

## Services (continued)

There was no evidence of a recent test of the appliance, and I have not had sight of any test certificates therefore this is a safety hazard. Refer to my comments in section I.

You should arrange for the solid fuel-burning appliance to be safety checked by a HETAS registered installer prior to exchange of contracts.

You will also need to check whether you have appropriate cover under your home buildings insurance. Refer to my comments in section J. The appliance should be safety checked and serviced annually.

The installation of solid fuel burning stoves is notifiable under the building regulations. You should ask your legal adviser to obtain a HETAS Certificate of Compliance from a HETAS registered installer or Building Regulation Compliance Certificate from the local authority. Refer to my comments in section I.

Building Regulations now make it compulsory in England and Wales to fit a CO alarm whenever a new or replacement solid fuel appliance is fitted in a dwelling. The alarm must be permanently installed, be either mains or battery-powered, and should incorporate a self-test and audible alert if the battery or detector cell develops a fault. The alarm must be fixed in the same room where the appliance is fitted and according to its own instructions provided. Carbon monoxide alarms were installed in the reception rooms. A carbon alarm was not visible in the kitchen.

Condition Rating 3. FURTHER INVESTIGATION REQUIRED.

### G5 Water heating

The hot water is provided by a foam sealed copper cylinder with an internal immersion heater which acts as a hot water storage cylinder. It is located in the airing cupboard in the bathroom. Plastic water tanks are located in the roof space above. The tanks have lids. The tanks and the pipework is insulated. We understand that the system is powered by the solar panels on the main roof. There is a solar panel immersion control panel located in the pantry on the ground floor. 3

Condition rating 3 - Further investigation required.

There was no evidence of a recent safety inspection and I have not had sight of any test certificates

### Property address

XXXXXXXXXXXXXX, XXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXXX

## G

## Services (continued)

therefore this is a safety hazard (see section J3 Risks). You should ask an appropriately qualified person to inspect the system prior to exchange of contracts.

I also did not see any evidence that the solar powered hot water heating system has been installed by an appropriate person or whether. You should ask you legal adviser to confirm this (see section I2).



Photo - 47 Insulated copper cylinder.

## G6 Drainage

Wastewater can consist of either foul waste (anything that comes from the bathroom or the kitchens) and surface water (rainwater from roofs and paths). The underground pipework carries the effluent away without danger to health or giving nuisance ideally with access points to allow periodic maintenance. 3

The above-ground waste fittings are plastic. Waste from the kitchen discharges into a covered gully on the right-hand side. There is a soil and vent pipe on the right-hand side serving the bathroom, on top of which is a suitable guard terminal. This system is in a serviceable condition with no evidence of significant defects.

There is a mini access chamber to the rear left corner of the building. I was unable to lift the cover as, due to the sub-zero temperatures it was frozen, however, I have no reason to suspect a problem.

You should ask your legal adviser to confirm the legal arrangements regarding the underground drainage. (see section I3).

The below-ground drainage system is the means of carrying wastewater from the property to an acceptable disposal system (septic tank) that processes the foul water before it flows into the ground or a local water course. The property is served by a septic tank located in the garden close to the pond. The vendor believes that the septic tank was replaced between 2002 - 2005.

New septic tank rules came into force on 1st January 2015 stating that if the liquid septic effluent discharges to a surface water ditch, stream, river etc. then the septic tank must be replaced or upgraded to a full sewage treatment plant by 1st January 2020 or when the property is sold, if it is before this date. The vendor is required to provide a full description of the septic tank and drainage field, the location of the septic tank and drainage field, details of any changes, details of maintenance and records of

## Property address

XXXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXXX

maintenance.

The cover for the septic tank is corroded. It does not have a lockable cover which is a requirement. As the system is below ground we cannot confirm its condition or where it discharges to.

Condition rating 3. Further investigation required.

A lockable cover should be provided to the septic tank as per current safety requirements. The only way of determining the condition of the drainage system is by means of a specialist test utilising CCTV cameras which is beyond the scope of this inspection. I would recommend that you instruct an appropriately qualified British Water service engineer to inspect the system and advise you prior to exchange of contracts. The system may need to be upgraded, the cost of which could be considerable. (See Section I3). You should consult with a specialist and obtain quotes for any works so that you can budget accordingly.

Septic tanks usually have a life span of around 40 years depending on the quality of the installation.

Septic tanks have to occasionally be emptied usually between 6 months and 2 years. Your legal advisor should enquire as to when the septic tank was last emptied. (See Section I3). The vendor informed us that the system was last emptied in December 2020.



Photo - 48



Photo - 49 Cover corroded



Photo - 50 Sample photos



Photo - 51 Sample photos of defects

#### G7 Common services

#### Property address

XXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXXX



## Services (continued)

There are no common services.

### G8 Other services/features

There are no other service/features.

**SAMPLE REPORT**

### Property address

XXXXXXXXXXXX, XXXXXXXX, XXXXXXXXXXXX, XXXXXXXXXXXXXXX

# Grounds (including shared areas for flats)

## Limitations to inspection

The grounds could only be viewed from accessible areas within the boundary and from accessible public areas.

The boundary fences could not be inspected in places due to vegetation.

The left hand side of the garage and the rear of the timber shed could not be inspected as they are built against the boundary fence.

The majority of the exterior of the stone log store could not be inspected as it is engulfed with vegetation.

1 2 3 NI

## H1 Garage

There is an oversized garage/storage facility within the grounds. It is a steel framed building which would have originally been clad with metal sheeting or timber. It has later received a masonry outer skin built of brick/blockwork. The walls have a damp course which is plastic. The steel roof framework is covered with repurposed timber boarding with an outer coating of corrugated metal sheeting. There are plastic rainwater goods which discharge directly onto the ground. The floor is constructed from concrete and has a recessed mechanics inspection pit. There are PVCu framed double glazed windows. There are large timber sliding doors at the front which have a painted finish. 2

The gutters are set low on the walls and may not be effective when in use. The down pipes discharge directly onto the ground. Concentrated discharges close to walls can cause problems, and in the worse cases they can cause isolated subsidence.

Condition Rating 2. - Repairs required.

The rainwater goods should be inspected and tested to assess if they function as intended. Ideally the waste pipes should be extended and discharge into soak-away's within a suitable distance away from the building.

There are two plastic water butts connected to the down pipe to the right-hand side. They have fitted plastic lids. Water butts are considered a safety hazard (see Section J3) as if not emptied regularly they can be a breeding ground for bacteria and in the worst-case legionella.

The timber boarding lining the roof is repurposed flooring. Sections still have thermoplastic floor tiles attached to them. Due to their age they are likely to contain asbestos fibres which if disturbed can be a hazard to health (see Section J3). If the ceiling in this area needs repairing, you will have to use a contractor experienced in this type of work or an asbestos specialist.

There is a mechanics inspection pit in the floor of the garage. This is a potential safety hazard if left open and unprotected (see Section J3).

## Property address

XXXXXXXXXXXX, XXXXXXXXXX, XXXXXXXXXX, XXXXXXXXXX

# Grounds (including shared areas for flats) (continued)



Photo - 52 Sample photos of defects



Photo - 53 Sample photos

## H2 Permanent outbuildings and other structures

There is a stone and brick-built outbuilding located to the right of the front garden. It has a corrugated sheet roof and a paved floor. The structure is open. It is currently used as a log store. **2**

There is vegetation growing against and over the structure. Vegetation can damage structures and can lead to dampness internally.

Condition Rating 2 - Repairs required.

The vegetation should be carefully removed, and the structure inspected for any damage and repaired if required.

There is evidence of wood boring insect attack in the older timbers. This is not uncommon in structures of this type and age.

There is a timber shed located to the left of the driveway. It has double doors. There is no floor. The structure is in satisfactory condition.

Condition Rating 1 - No repairs currently required.

There is a metal framed glazed greenhouse to the rear left of the garden. The glazing has appropriate safety glass markings. The structure is in satisfactory condition.

Condition Rating 1 - No repairs currently required.

### Property address

XXXXXXXXXXXX, XXXXXXXXX, XXXXXXXXXX, XXXXXXXXXXXXXXX

# Grounds (including shared areas for flats)

## Continued)



Photo - 54 Sample photos of defects

### H3 Other

The property is located in a rural area. It sits to the left of a generous corner plot which is square in shape. There is a dropped kerb to the front left corner which provides access to a generous gravelled driveway with two timber framed style farm gates.

Part of the front boundary is defined by a stone wall and hedge with a pedestrian gate. The remaining boundaries are defined by wire fencing, hedges and trees. A section at the year has bamboo fencing. There is a lack of security and protection to the boundaries especially to the ones which front XXXXXXXX. This is a safety risk (see Section J3) especially if children are playing in the gardens. You may wish to improve the protection.

The rear half of the plot slopes away from the property. The gardens are generally laid to lawn with pathways and paved areas around the property. There are a variety of fruit trees, silver birch trees and other shrubs, bushes and trees. There is a vegetable plot to the rear left. There are a several outbuildings which have been covered in section H2.

There is a large pond to the rear right of the garden. Although there is a gated timber and wire fence around the pond it offers limited protection as young children could still enter this area. This is a safety hazard (see Section J3). You should consider improving the perimeter fencing and installing appropriate Life Buoys. The agent informed us that the pond was relined in 2016.

There is a well in the centre of the grounds. It has a fixed gridded metal cover. The vendor has cut a hole in the centre to allow a sump pump to be fitted when the pond requires topping up. As the hole is not covered this is a safety hazard (see Section J3). The water should not used for drinking without appropriate safety testing.

You should ask your legal adviser to establish ownership of the boundaries and advise you on your rights and responsibilities (See Section I3).

The vendor informs us that there are issues with vermin such as field mice, rats and occasionally moles frequenting the grounds. This is to be expected in rural locations. Their presence will require regular management.

### Property address

XXXXXXXXXXXX, XXXXXXXX, XXXXXXXXXX, XXXXXXXXXXXXXXX

## Grounds (including shared as for flats) (continued)

It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked and overgrown. No evidence of the presence of Japanese Knotweed was seen during my inspection but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby.

**SAMPLE REPORT**

Property address

XXXXXXXXXXXX, XXXXXXXX, XXXXXXXXXXXX, XXXXXXXXXXXXXXX

# Issues for your legal advisers

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

## I1 Regulation

You should ask your Legal Adviser to confirm that local authority approval was obtained in respect of the following:

- The single-storey kitchen, utility, and W.C. extension.
- The central two storey extension.
- The removal of the internal wall and part of the rear wall.
- The replacement roof covering.
- The detached garage/workshop.
- The replacement windows and doors.
- The installation of the replacement boiler.
- The installation of the replacement consumer unit.
- The installation of the solar panels.
- The installation of the solid fuel appliances.

## I2 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:

- The replacement windows and doors.
- The replacement boiler.
- The replacement consumer unit.
- The solar panels.
- The solid fuel appliances.
- The chemical injected damp proof course.

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

## I3 Other matters

The property is believed to be Freehold, and your legal Adviser should confirm this and explain the implications.

Your legal Adviser should seek to obtain information relating to the following matters: -

- Obtain a search from the coal authority.
- Obtain an environmental search.
- The position and ownership of the boundaries.
- Whether there is a chancel repair liability.

## Property address

XXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXX, XXXXXXXXXXXXXXXX

Check whether the photovoltaic panel (solar panels) are solely owned or leased via a third party. If they are lease check whether the photovoltaic panel (solar panels) are solely owned or leased via a third party. If they are leased then a copy of the lease should be obtained and the clients advised accordingly regarding lease terms, repair clauses and their obligations.

The property is in a location that could be affected by electromagnetic fields from overhead electricity supply cables (see section J3 Risks). The legal adviser should check and confirm whether there are Wayleave agreements in place and advise on the rights and responsibilities of such arrangements.

As per the New Septic Tank Regulations under the general binding rules (January 2015), the seller must provide a full description of the septic tank and drainage field, the location of the septic tank and drainage field, details of any changes, details of maintenance and records of maintenance. Please obtain this information and advise purchaser. Confirm the arrangements regarding this underground private drainage system and advise what right and responsibilities exist.

**SAMPLE REPORT**

**Property address**

XXXXXXXXXXXX, XXXXXXXXX, XXXXXXXXXXXX, XXXXXXXXXXXXXXX

# Risks

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

## J1 Risks to the building

Dampness in roof timbers and dining room floor joists.  
Wood boring insects in roof timbers and dining room floor joists.

## J2 Risks to the grounds

According to the environment agency (the organisation responsible for flood control), the property is not in an area that is vulnerable to flooding.

The property is in a former Coal mining / reporting area. This can damage the buildings on the surface.

## J3 Risks to people

Materials suspected of containing asbestos have been identified in the following elements: H1: Garage Thermoplastic tiles. E2: Roof - Under cloak boards. Further information and advice can be obtained from the Local Authority Environmental Health Officer or from the Government's Health and Safety Executive (<http://www.hse.gov.uk/asbestos/>).

In some parts of the country, a naturally occurring and invisible radioactive gas called radon can build up in properties. In the worst cases, this can be a safety hazard. The risk in this area is low. If you want more information on radon gas, you should contact the Health Protection Agency (HPA) at 7th Floor, Holborn Gate, 330 High Holborn, London WC1V 7PP or visit the website at [www.ukradon.org](http://www.ukradon.org)

Every year the Fire and Rescue Service is called out to approximately 60,000 fires in the home. When you move into your new home you should plan a means of escape for you and your family in case of a fire or other emergency. You should also ensure that smoke alarms are maintained at each level in the property and that they are regularly tested. (Where battery alarms are used you should check the batteries regularly). It would also be prudent to purchase, fit and maintain a fire extinguisher/blanket in the kitchen.

E6 Outside doors – Single glazed doors in hallway – not safety glass.

F7 Woodwork – Possible lead paint.

G1 Electricity – No evidence of recent testing. Improve smoke alarm provision.

G2 Gas/oil / G4 Heating / G5 Water heating – No evidence of recent testing.

H1 Garage - Water butts x 2 stagnant water hazard. Inspection pit.

H3 General – Pond with insufficient protection/guarding. Hole in well cover. Boundaries with limited protection from the Lane.

The property is in a location that could be affected by electromagnetic fields from overhead electricity cables which could potentially affect health.

## J4 Other

You should notify your building insurer regarding the presence of the solid fuel burning appliance and ensure that you are adequately covered.

## Property address

XXXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXXXX, XXXXXXXXXXXXXXXXX



# Energy efficiency

This section describes energy related matters for the property as a whole. It takes account of 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.

## K1 Insulation

Recommended standards of thermal insulation for domestic properties are subject to frequent revision as Government seeks to reduce carbon emissions as part of their Climate Change targets. As a result, only the most modern houses will fully comply with current Regulations. These Regulations are not retrospectively enforceable and given the difficulty of retro-installing additional insulation in some areas, it is often not a practical option. If you wish to undertake any of the improvements suggested in the Energy Performance Certificate (EPC), you should obtain quotes prior to purchase so that you are aware of the consequences and the scope and costs of all the works.

### Walls

The original building is solid brick and is therefore thermally inefficient. I assume that due to the age of the single-storey kitchen extension that it has an insulated cavity as required by the building regulations at the time of construction. Many of the inside faces of the external walls have been dry lined which can improve the efficiency of the walls. External wall insulation is expensive and disruptive and if not installed correctly can cause additional problems such as cold bridging and condensation internally.

### Floors

Based on the age of the solid floors to the original two-storey extension they are unlikely to include insulation and will be a source of heat loss. Retrospective insulation of floors is an expensive and disruptive undertaking and is rarely considered necessary when buying a property of this age. Some older floors such as quarry tiled floors need to breathe and covering them with carpets can lead to damp becoming trapped.

To improve the thermal performance of the timber floors, insulation can be fitted between the joists. Older buildings sometimes feature smaller joist depths, limiting the space available for insulation. It makes sense, therefore, to use high-performance insulation. This can be disruptive as floorboards will need to be lifted.

### Roof Space

The insulation on top of the ceiling is to modern standards (See also F1 Roof Structure).

## K2 Heating

The central heating system is described in G4 and our comments regarding condition and service history should be noted. A replacement boiler was installed in XXXX. The hot water system is heated by the solar panels installed on the main roof.

## K3 Lighting

The provision of natural lighting is satisfactory for the property. Due to their inefficiency, older incandescent light bulbs are being replaced by other types of electric lights, such as fluorescent lamps, compact fluorescent lamps (CFL), cold cathode fluorescent lamps (CCFL), high-intensity discharge lamps, and light-emitting diode lamps (LED). The EU are in the process of phasing out the use of incandescent light bulbs and supply of this type of bulb is now scarce.

Many of the lights have been changed for LED. Replacing all bulbs with contemporary low energy lighting would improve energy efficiency.

## Property address

XXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXX

# K

## Energy efficiency (continued)

### K4 Ventilation

Properties require ventilation to reduce condensation, which can lead to mould and damp and to generally create a healthy internal environment. Ventilation is usually provided by a combination of constant background ventilation, such as open fireplaces and vents in windows, or intermittent ventilation created by opening windows and mechanical ventilation using electrical extractors in high moisture environments like kitchens and bathrooms.

Room ventilation is provided by opening windows and doors. There is no external mechanical extraction fitted to the kitchen, utility or ground floor W.C. (See advice in G1 Electricity).

Newer windows provide trickle vents to assist with ventilation, without fully opening the window.

Poor ventilation commonly causes condensation which allows mould growth. The control of condensation can be difficult and requires maintaining a careful balance between heating, insulation and ventilation. Where mould has grown as a result of condensation, it is necessary to treat and eliminate.

### K5 General

The thermal performance of the property is detailed within the Energy Performance Certificate (EPC) for the property. If you do not have a copy, one can be downloaded at <https://www.epcregister.com> where you can search for the property by postcode.

The EPC will show you the property's current thermal efficiency, its' potential thermal efficiency following the recommendations contained within the document and also benchmark it against the average dwelling in England and Wales. The EPC is based on standard assumptions on occupancy and energy use and does not reflect how energy is consumed by individual occupiers.

You may have to accept that in view of the age of the original section of the property that it will be more prone to heat loss generally through the fabric of the structure. As a result, condensation may persist despite adequate heating and ventilation.

### Property address

XXXXXXXXXXXX, XXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXXXX



# Surveyor's declaration

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

*J. Taylor*

**Surveyor's RICS number**

6775323

**Qualifications**

BSc (Hons) DipRSV AssocRICS

**Company**

Precise Surveyors Ltd

**Address**

First Floor, Stone House, 22 Stone Street

**Town**

Dudley

**County**

West Midlands

**Postcode**

DY1 1NJ

**Phone number**

0333 987 5445

**Website**

www.precisesurveyors.co.uk

**Fax number**

**Email**

jt@precisesurveyors.co.uk

**Property address**

XXXXXXXXXXXX, XXXXXXXXXX, XXXXXXXXXXXX, XXXXXXXXXXXXXXX

**Clients name**

Mr Mrs XXXXXX XXXXX

**Date this report was produced**

Thu 25th Mar 2020

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

# What to do now

## Getting quotations

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

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

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

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

## Further investigations

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

## Who you should use for these further investigations

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

## What the further investigations will involve

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

## When to do the work

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

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

## Warning

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

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

### Property address

XXXXXXXXXXXXXX, XXXXXXXXXXX, XXXXXXXXXXXXX, XXXXXXXXXXXXXXXX

# Description of the RICS Building Survey Service

## RICS Building Survey 56

### The service

The RICS Building Survey Service includes:

- a thorough inspection of the property (see 'The inspection'); • a detailed report based on the inspection (see 'The report').

The surveyor who provides the RICS Building Survey Service aims to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which needs to be obtained before committing to purchase. 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 (both major and minor) that are evident. This inspection is intended to cover as much of the property as physically accessible. Where this is not possible an explanation is provided in the 'limitations of inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets, fitted floor coverings or floorboards, moving heavy furniture, removing the contents of cupboards, roof spaces, etc., removing secured panels and/or hatches or undoing electrical fittings. If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges in 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.

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. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside condition of any chimney, boiler or other flue.

### Outside the property

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

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

### Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they are accessible from within the property or communal areas. The surveyor also inspects (within the identifiable boundary of the 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.

### Dangerous materials, contamination and environmental issues

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

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

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

### The report

The surveyor produces a report of the results of inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report 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 maintenance of a wide range of issues reported.

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

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

### Condition ratings

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

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

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

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

**NI** – not inspected.

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

The surveyor does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out.

However, there is general advice in the 'What to do now' section at the end of the report.

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## Description (continued)

### Energy

The surveyor has not prepared the Energy Performance

Certificate (EPC) as part of the RICS Building Survey Service

RICS Building Survey 57

for the property. If the surveyor has seen the current EPC, he or she will present the energy-efficiency rating in this report, but does not check the rating and cannot comment on its accuracy. 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.

#### Issues for legal advisers

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

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

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

#### Risks

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

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

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

#### Standard terms of engagement

- 1 **The service** – the surveyor provides the standard RICS Building Survey Service ('the service') described in the 'Description of the RICS Building Survey Service', unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- plan drawing
- schedules of works;
- supervision of works;
- re-inspection;
- detailed specific issue reports; and • market valuation and re-instatement cost; and
- negotiation.

- 2 **The surveyor** – the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey, value and report on the property.
- 3 **Before the inspection** – this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding 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** – nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the *Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013* or the *Consumer Rights Act 2015*, or under any such other legislation as may from time to time be applicable. Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract. Please note that where you have specifically requested that the surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the surveyor up until the date of cancellation.
- 6 **Liability** – the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

#### Complaints handling procedure

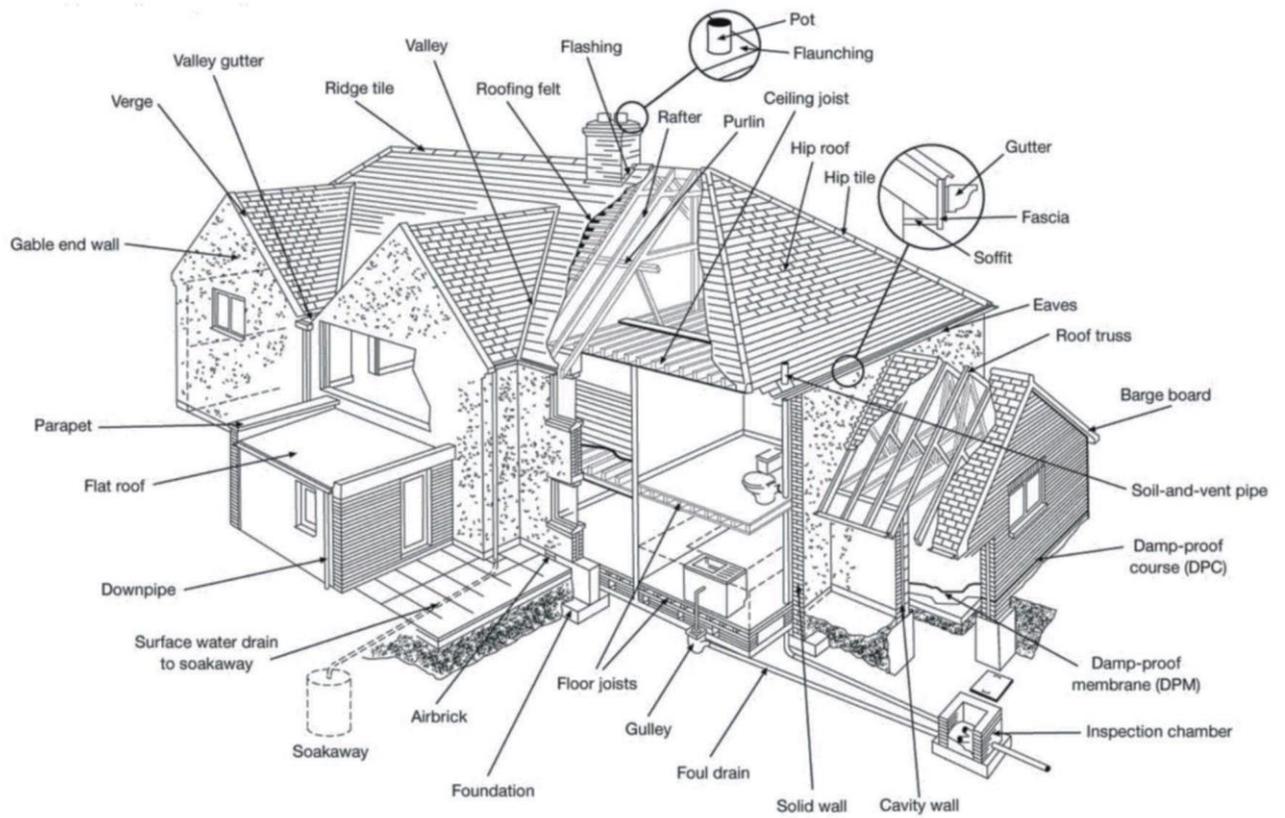
The surveyor will have a complaints handling procedure and will give you a copy if you ask.

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

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

## Typical house diagram

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



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