





LEVEL 1

Your survey report

Property address

[Address]

Client's name

[Client Name]

Inspection Date

22nd November 2021

Surveyor's RICS number

1124007



Contents

Α	About the inspection and report
В	Summary of condition ratings
С	About the property
D	Outside the property
E	Inside the property
F	Services
G	Grounds
Н	Issues for your legal advisers
H I	Issues for your legal advisers Risks
H I J	
H I J K	Risks
H I J K L	Risks Surveyor's declaration
H I J K L	Risks Surveyor's declaration What to do now Description of the RICS Home Survey – Level 1 service

This RICS report is reproduced with the permission of the Royal Institution of Chartered Surveyors, which owns the copyright. © 2021 RICS





About the inspection and report

This RICS Home Survey – Level 1 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.





About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice about:

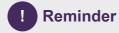
- the construction and general condition of the property on the date it was inspected;
- · any defects that need urgent attention or are serious;
- things that need further investigation to prevent serious damage to the fabric of the building; and
- serious defects or issues that may be hazardous to safety and where further enquiries are needed.

Any extra services we provide are not covered by these terms and conditions, and must be covered by a separate contract.

About the inspection

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





Please refer to your **Terms and Conditions** report sent on the 19th October 2021 for a full list of exclusions.





About the inspection

Surveyor's name	
Gavin Floyd FRICS	
Surveyor's RICS number	
1124007	
Company name	
DEESURVEYS Ltd.	
Date of the inspection	Report reference number
22nd November 2021	N/a
Related party disclosure	
We know of no conflict of interest regarding this instru	uction.
Full address and postcode of the property	
[Address]	
Weather conditions when the inspection took place	е
Cloudy with showers.	
Status of the property when the inspection took pl	ace
Owner occupied with fitted floor coverings and furnish	hings.





Summary of condition ratings

This section summarises the condition ratings of the different elements of the property.

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

Important note

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



B

Condition ratings

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



Documents we may suggest you request before you sign contracts

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

Element no.	Document name	Received
	The vendor confirmed that there remains an NHBC certificate for the property and your legal advisers should request this this	



Elements that require urgent attention

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

Element no.	Element name
F1	Electricity



Elements that require attention but are not serious or urgent

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

Element no.	Element name
E8	Bathroom fittings



Elements with no current issues

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

Element no.	Element name
D7	Conservatory and porches
E2	Ceilings
E3	Walls and partitions



Element no.	Element name
E7	Woodwork (e.g. staircase and joinery)



Elements not inspected

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

Element no.	Element name





About the property

This section includes:

- About the property
- Energy efficiency





About the property

Type of property

A detached 2 storey house with detached double garage, gardens and off-road parking.

Approximate year the property was built

Circa 2015/2016.

Approximate year the property was extended

The property has not been extended.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

Not Applicable.

Construction

There is exterior lighting.

There is CCTV within the garage.

There is a security alarm system to the property.



Photo - 2



Photo - 3



Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
First		4	2					
Ground	3			1	1			





Energy efficiency

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

Energy Efficiency Rating

We have not carried out an EPC inspection of the property and have obtained the EPC information via the EPC register.

its energy efficiency		r this property on the	EPC register and so	we cannot comment on
Mains services				
A marked box shows t	that the relevant m	nains service is prese	nt.	
✓ Gas	✓ Electric	✓ Water	✓ Drainage	
Central heating				
✓ Gas	✓ Electric	Solid fuel	Oil	None
Other services or en	ergy sources (inc	cluding feed-in tariff	s)	
There is electric under shower room.	erfloor heating to t	he ground floor and to	o the upstairs family b	pathroom and en-suite



Outside the property





Full detail of elements inspected

Limitations on the inspection

We could not view all of the areas to the roof coverings, gutters from our ground level view.









D1 Chimney stacks

There are no chimney stacks.



D2 Roof Coverings

There is a dual pitched roof covering with concrete tiles and concrete ridge tiles with plastic verge covers and there are ventilation points connected to powered vents within the accommodation. Condition Rating 1.



It should be considered that ridge tiles will require repointing on occasion.

There are no ventilation points to the roof covering although considering the age of the property it is likely that the membrane present is sufficiently permeable to prevent moisture build-up in the roof space.



Photo - 4



Photo - 5





Photo - 6

D3 Rainwater pipes and gutters

There were showers during our inspection although there is no obvious evidence that there has been overflowing/joint leaking from the gutters/gullies as at the time of our inspection; The gutters and downspouts enter into the ground. Condition Rating 1.



Gutters and gullies should be cleared out on a routine 2/3 yearly basis to prevent the build-up of vegetation/debris which in turn can lead to overflowing; considering the age of the property we have considered whether the gutters and gullies are due for clearing.



Photo - 7



Photo - 8





Photo - 9

D4 Main walls

The walls are built of cavity brick/block with a plastic damp course. There are sub-floor vents present. Condition Rating 1.

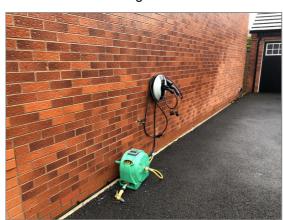


Photo - 10





Photo - 12



Photo - 11



Photo - 13







Photo - 14

Photo - 15

D5 Windows

The windows are PVC framed & double glazed windows including vent points to some windows. Condition Rating 1.

 \bigcirc

You should ask your legal adviser to check whether the windows have either building regulation approval or have been installed by a contractor registered with FENSA (see H2).

There are window locks and you should request the keys for the window locks from the vendor (see H3).

The mastic around window frames will perish over time and will require replacement.

At the time of our inspection there was no evidence of interstitial condensation (i.e. between the panes) to the windows although it should be considered that such condensation could occur suddenly (see however E7). Condition rating 2.

Where a complete window is replaced, it will have to conform to modern standards. You will have to either get building regulation approval from the local authority, or use a contractor registered with FENSA.



Photo - 16



Photo - 17









Photo - 19



Photo - 20



Photo - 21

D6 Outside doors (including patio doors)

There is an exterior quality front entrance door together with two trees, PVC framed and double glazed door patio doors to the rear reception areas together with fixed PVC framed and double glazed side panels adjoining. Condition Rating 1.



Photo - 22



Photo - 23









Photo - 25



Photo - 26

D7 Conservatory and porches

There is a precast PVC framed, dual pitched canopy to the front entrance door. Condition rating 1.



D8 Other joinery and finishes

There are PVC fascias, verge covers, window frames and doors and therefore decoration is not required.



D9 Other

Not applicable.







Photo - 27





Inside the property





Inside the property

Limitations on the inspection

A clear view of all the surfaces was prevented due to furniture, fitted floor-coverings.

Mineral wool and low headroom within the roof void floor prevented a clear view of the roof void timbers and restricted our access around the roof void.

The testing of electrical, gas fuel appliances systems falls outside the scope of this report although we recommend that any such appliances/systems to be left with the property are included within the electricians, gas heating engineers inspections (see F1 and F2).

The fitted carpet to the staircase prevented a clear view of the staircase timbers.

Reporting upon and the testing of alarms systems, smoke detectors and security lighting, falls outside the scope of this inspection although you may wish to check such items as part of your enquiries via appropriate contractors (see F1 & H2).









E1 Roof structure

Access to the roof void is via a plastic ceiling hatch to the landing.

There are gang nailed roof trusses braced with timber and there are galvanised iron straps to the bracing attaching to the gable elevation block work; there is uniformly laid, mineral wool insulation to the roof void floor. Condition Rating 1.

The level of mineral wool thermal insulation is suitable.



Photo - 28



Photo - 29









Photo - 31



Photo - 32



Photo - 33

E2 Ceilings

There are plasterboard ceilings with a plaster skim finish and the ceilings are coated with emulsion; there are smoke detectors present. Condition rating 1.



Although not evident at the time of our inspection It is not unusual to find cracking to plasterboard joints, the usual result of thermal shrinkage and this type of cracking can be addressed during the preparation work prior to future decoration.







Photo - 34

Photo - 35

E3 Walls and partitions

There are timber framed and plasterboard walls with a plaster skim and emulsion finish and the inner faces to the exterior elevations are dry lined with plasterboard; some walls are wallpapered. Condition rating 1.

1

Moisture readings were taken at random throughout the lower levels of the interior walls and to the upper inner faces to the exterior elevations and no high moisture readings were obtained.

The faces of the walls are covered with boarding that produce a hollow sound when tapped. This is usually called 'dry lining' and is common in modern properties. Care must be taken when fixing shelves or other appliances to the wall surface.

Dry lining, and tiling can cover areas of dry/wet rot timber infestation and dampness and we are unable to confirm the condition of the concealed areas.

Wallpaper lining paper textured finishes (see I3) prevented a clear comment on the composition/condition of the underlying wall surfaces. It should be considered that the removal of wallpaper can cause damage to the underlying plasterwork necessitating re-plastering thereafter.



Photo - 36



Photo - 37



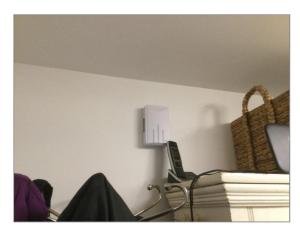


Photo - 38

E4 Floors

There are likely concrete beam ground floors and suspended timber upper floors and there is underfloor electric heating to the ground floor and at first floor to the bathroom and to the en-suite shower room.



We did carry out random moisture readings to the ground floor which were restricted to between tile/wood block flooring joints and no high moisture readings were obtained from these restricted readings.

See our comments above in D4 concerning sub-floor ventilation.

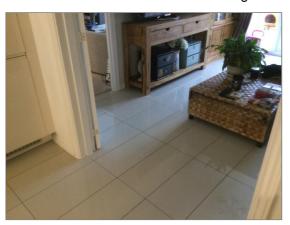


Photo - 39



Photo - 40





Photo - 41

E5 Fireplaces, chimney breasts and flues

There are no chimney breasts/fireplaces.

If you plan to install a new solid-fuel, multi-fuel or wood-burning appliance, because they operate at higher temperatures it is essential that a suitable flue liner is installed.

All heating installations should be installed and serviced regularly (usually every year) by an appropriately qualified contractor (see F4).

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

In the Kitchen there are work surfaces, base units, eye level wall cupboards, a stainless steel two bowl sink unit, a gas hob with extractor hood above, a built in oven, there are pull out drawers, refrigerator. Condition Rating 1.



The fittings could conceal problems in adjacent parts of the building.



Photo - 42



Photo - 43





Photo - 44



Photo - 45



Photo - 46



Photo - 47



Photo - 48



Photo - 49





Photo - 50

E7 Woodwork (for example, staircase joinery)

There are interior quality doors with chrome door furniture, skirting boards, reveals, architraves and sills. Condition rating 1.

1

Over time, the wood to staircases can shrink and split loosening the various joints causing the stairs to creak when used.



Photo - 51



Photo - 52







Photo - 53

Photo - 54

E8 Bathroom fittings

En-suite shower / WC - there is a shower cubicle with a folding glass door with toughened glass markings to the panes, a shower tray, fully tiled walls, a thermostatic shower unit with movable hose, pedestal wash basin, low-level WC, a glass wall shelf, a wall mirror, a heated towel rail, toilet roll holder, a powered ceiling fan with isolator switch above the entrance to the door.

2

There is shrinkage of mastic around the shower tray and the mastic should be replaced. Condition rating 2.

Family Bathroom - There is a panel bath, shower screen with toughened glass markings to the pains, the thermostatic shower unit movable hose, pedestal wash basin, low-level WC, heated towel rail, toilet roll holder, glass stalled medical cabinet, part tiled walls, a powered ceiling fan with isolator switch located above the entrance door, fully tiled floors and part tiled walls.

The pedestal wash basin is cracked and occasionally these can be repaired by a specialist contractor although if not then replacement of the wash basin would be required. Condition rating 2.

Ground floor WC – there is a low-level WC, pedestal wash basin, a towel holder, toilet roll low, a powered wall fan isolator switch entrance door. Condition rating 1.

Occasional replacement of the mastic to the shower tray, panel bath and pedestal wash basin will be required and it should be considered that during replacement that the underlying silicon, where these fittings adjoin the walls, should not be damaged as this would enable water to pass through to the underlying floor/ceiling locations.

Where an appliance has to be replaced, it can be very difficult to find a replacement that matches the others in the room. As a result, you may wish to replace the whole suite.

The bathroom fittings and/or panelling could conceal problems in adjacent parts of the building. To determine this the fittings would need to be removed to allow for further inspection which would be beyond the scope of our report.









Photo - 56



Photo - 57



Photo - 58



Photo - 59



Photo - 60





Photo - 61



Photo - 62



Photo - 63



Photo - 64



Photo - 65



Photo - 66





Photo - 67



Photo - 68



Photo - 69



Photo - 70



Photo - 71



Photo - 72



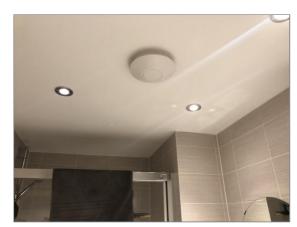


Photo - 73



Photo - 74



Photo - 75



Photo - 76

E9 Other

Not applicable.







Services

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





Services

Limitations on the inspection

Reporting upon and the testing of alarms systems, smoke detectors and security lighting falls outside the scope of this inspection although you may wish to check such items as part of your enquiries via appropriate contractors (see F1 & H2).

The testing of electrical, gas appliances falls outside the scope of this report although we recommend that any such appliances/systems to be left with the property are included within the electricians, gas & heating engineer's inspections (see F1 and F2).









F1 Electricity

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

We draw your attention to the standard information at the head of this section.

3

Within the PVC meter box there is a digital meter, junction box, mains switch, earth wires, a CPN unit; there is a consumer unit within the dwelling.

We advise that a qualified electrician carries out a routine check of the electrical installation throughout including a PAT test of any electrical appliances to be left with the property and we advise that the underfloor heating is inspected also (see I1). Condition rating 3.

There is a car charger connected to the right gable elevation.



Photo - 77



Photo - 78





Photo - 79



Photo - 80



Photo - 81



Photo - 82



Photo - 83



Photo - 84





Photo - 85

F2 Gas/oil

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

Within a plastic ground-mounted meter box to the front elevation there is a gas meter, gas lever, gas regulator and earth wire.



We draw your attention to the standard information at the head of this section.

We advise that a qualified Gas Safe registered engineer carries out a routine check of the gas installation throughout together with any gas appliances to be left with the property (see I1). Condition Rating 3.

The gas meter is located in a container that could retain moisture and this could cause corrosion to the gas meter/gas connections.

In most gas installations, the gas pipes on the 'street' side of the gas meter are the responsibility of the utility company while the property owner has to maintain those on the 'dwelling' side.



Photo - 86



Photo - 87





Photo - 88

F3 Water

Mains water is connected to the property and the water pressures appeared satisfactory and with no obvious leaks at the time of our inspection. Condition Rating 1.



You should check whether there is water meter serving this property (see H3).

There is a small water feature to the rear grounds.

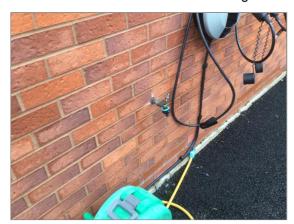


Photo - 89



Photo - 90





Photo - 91

F4 Heating

Within a kitchen eyelevel cupboard there is a gas fired combination condensing boiler and there are radiators with thermostatic radiator valves. Condition Rating 1.



See also our comments under F2 and F5.

Electric underfloor heating systems can be expensive to use, difficult to repair and may affect the future saleability of the property (see F1).

Under the Gas Regulations, the open flue heating appliances may not be installed in certain locations (for example sleeping areas, bath and shower rooms, and garages, etc).



Photo - 92



Photo - 93







Photo - 94

Photo - 95



Photo - 96

F5 Water heating

Within the landing cupboard there is an EVOCYL jacket insulated hot water cylinder with an electric immersion heater, thermostat, a WILO pump, control valves, two expansion chambers, an immersion switch, foam insulated pipes and actuators. Condition rating 1.



See our comments under F1.





Photo - 97



Photo - 98



Photo - 99



Photo - 100

F6 Drainage

Your solicitors should establish whether there is a drainage plan showing the drainage layout for the property; within the main roof void there is a short PVC soil pipe with a ventilated cap. Condition Rating 1.



Mains drainage is connected to the property and there is an inspection chamber near the entrance to the off-road parking area and there is a rodding point.

Inspection of the drains serving the property falls outside the scope of this report; considering the modern nature of this property and that there were no extensive shrubbery/trees within the grounds to the property we do not see a requirement for a camera inspection of the drains (see H3).



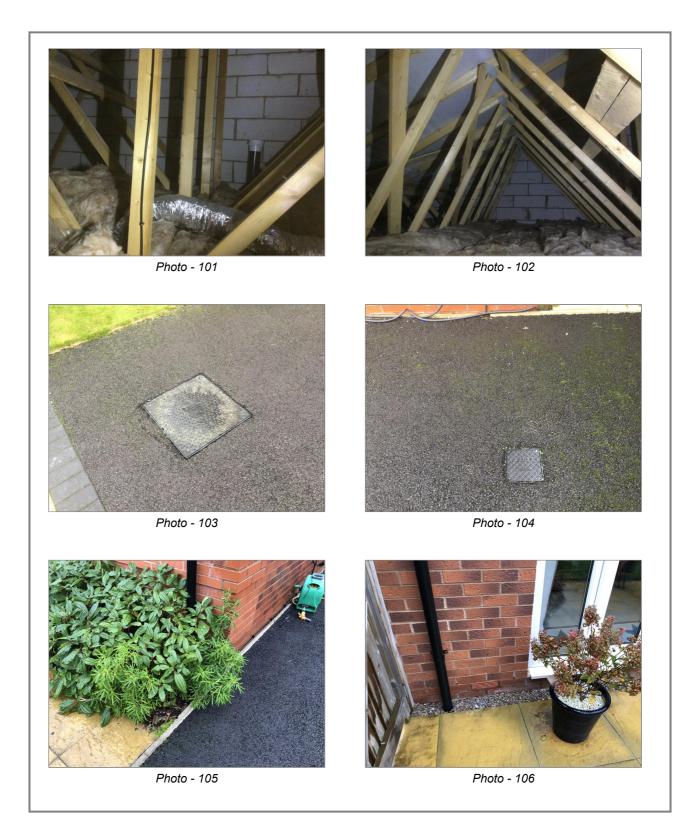






Photo - 107

F7 Common services

We have considered whether there is any shared drainage to the subject property with its neighbouring properties and your solicitors should clarify further (see I3).







Grounds (including shared areas for flats)





Grounds (including shared areas for flats)

Limitations on the inspection

The garage is cluttered contained stored items and a motor cycles which prevented a clear view of their covered areas.

There is a jacuzzi within the rear grounds which falls outside the scope of this inspection.

There is extensive vegetation to the rear boundary which prevented a clear view of the underlying areas and we were uncertain whether the rear boundary in part has a retaining function to the track that adjoins the rear boundary.

We did not enter the grounds of the adjoining neighbouring properties and did not therefore view the boundaries from the neighbour's sides to these boundaries.

Check the full ownership and maintenance responsibilities for the track that adjoins the rear boundary.









G1 Garage

There is a detached double garage with two up and over moulded metal doors incorporating plastic window panels,; there are gang nailed roof trusses and there is a roof membrane between the roof timbers and the roof covering; there are two brick wind braces to each gable elevation; there is a concrete floor which has been floor painted; there is a rear timber framed rear personal door with a timber fascias to outer and inner faces and moulded PVC door incorporating a double glazed panel; there are single brick exterior elevations.

The floor paint is worn and preparation and repainting is required. Condition rating 2.

The timber door frame to the rear entrance door requires preparation and redecoration. Condition rating 2.

There is an extended knot crack to one of the viewable roof trusses; there are various stored items traversing the roof trusses and we would advise that the overhead stored items are removed and we have considered that excess weight upon an area of roof truss timber that is cracked could cause further breakage of the cracked section of roof truss (see I3). Condition rating 2.





Photo - 108



Photo - 109



Photo - 110



Photo - 111



Photo - 112



Photo - 113





Photo - 114



Photo - 115



Photo - 116



Photo - 117



Photo - 118

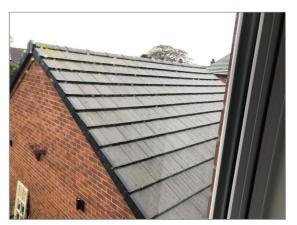


Photo - 119





Photo - 120



Photo - 121



Photo - 122



Photo - 123



Photo - 124



Photo - 125









Photo - 127



Photo - 128

G2 Permanent outbuildings and other structures

Within the rear garden there is a timber summer house/shed with electric power and lighting, glazed windows and doors and the structure is supported upon concrete flags; inspection of the outbuilding falls outside the scope of this inspection although It was evident that paint has been stripped to the pair of exterior doors and we would advise preparation and decoration of the exterior stripped timbers to enhance their lifespan and that regular routine decoration of the exterior timbers is carried out.

There are mature trees/mature shrubbery adjoining the boundaries which should be maintained.

Hard surfaces should be deep cleaned on a routine basis to reduce the prospect of lichen build up creating a risk of slipping.







Photo - 129



Photo - 130



Photo - 131



Photo - 132



Photo - 133



Photo - 134

G3 Other

There are gardens to the front and rear of the property including concrete paved areas, a tarmac covered off-road parking area, lawns, shrubbery and trees.





We advise routine, deep cleaning of the concrete flag paths to reduce the buildup of lichen which can create a slip hazard.

We found no evidence of Japanese Knotweed or Hogweed within the grounds to this property at the time of our inspection. Japanese Knotweed can be a virulent plant and its roots can cause damage to the fabric of a property; Giant Hogweed if rubbed against can cause burning skin.

The condition and position of the boundaries of the land around a property are important because doubt over the position of the boundaries can cause neighbour disputes that can be expensive to resolve.

The legal documents that describe the ownership of the property (the deeds) usually describe which of the neighbouring owners are responsible for the upkeep of the boundaries.

The use and nature of hedges and fences and their heights can be controlled through planning conditions and legal covenants. You should ask your legal adviser to explain the implications of this.

Patios and paved areas can provide external areas that can enhance the quality of a property's garden. However, they must be kept in satisfactory condition otherwise this could present a safety hazard to users.



Photo - 135



Photo - 136



Photo - 137





Issues for your legal advisers

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





Issues for your legal advisers

H1 Regulation

We do not know of any current or proposed planning applications, developments or proposed environmental works affecting the premises and your legal advisers should check further via their searches.

These searches should include confirmation whether the access road, footpath and mains sewer have been adopted and whether rights and responsibilities exist.

H2 Guarantees

Check whether there are any current guarantees/warranties relating to the appliances and installations to this property.

Enquire as to whether there is any FENSA certification or warranties relating to the windows, exterior doors.

H3 Other matters

Check the ownership and maintenance responsibilities for the drains and boundaries for the property.

Check the ownership and maintenance responsibilities for the access lane adjoining the rear boundary.

Enquire whether there are any easements, covenants, way-leaves, encumbrances or rights of way affecting the subject property.

Enquire whether there is a covenant confirming that the front boundaries should remain open and not built upon.

Request any servicing records/contracts for the central heating and hot water system installations, the smoke/heat sensor alarms and the security alarms/CCTV (see H1) to the property.

Explain to the client the responsibility for the maintenance of trees/shrubbery adjoining boundaries, their roots and overhanging branches.

You should check whether there is water meter serving this property.

We did check the EPC register although found no EPC for the subject property; request an EPC via the vendors agents or their solicitors.

Your solicitors should establish whether there is a drainage plan showing the drainage layout for the property.

We do not know of any obnoxious odours or excessive noise affecting the subject property; your legal advisers via their searches/enquiries should check further.

Your legal advisers should check whether there are any flight paths affecting the subject property.

Request the keys for the window locks and doors.



Access to the rear of the subject property is via a private road/unmade track and we anticipate that this is not maintained by the local council. Your legal adviser should confirm this and advise you about the implications. The responsibility for private roads is usually shared between the people that use it.

I have been told by the vendor that the property is freehold. You should ask your legal adviser to confirm this.







Photo - 139



Risks

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



Risks

I1 Risks to the building

F2, F3

I2 Risks to the grounds

Your legal advisers via their searches will be able to advise you further concerning any Local Environment factors that affect this property which should include comments as to whether there is any contamination known to the subject area/subject grounds to this property.

I3 Risks to people

Local environmental factor checks fall outside the scope of this report although see out comments under I2.

We advise the provision of a Carbon Monoxide monitors within the vicinity of the boiler and the Gas cooking appliances and and that a heat sensor is maintained in the kitchen ceiling; ensure that these sensors/monitors are tested regularly.

14 Other risks or hazards

We do not know of any obnoxious odours, excessive noise or flight paths affecting the subject property; your legal advisers via their searches/enquiries could clarify further (see I3).





Surveyor's declaration



J

Surveyor's declaration

Surveyor's RICS number	Qualifications
1124007	FRICS
Company	
DEESURVEYS Ltd.	
Address	
1 Cowhey Close, Chester, Cheshire, Ch	14 7QT
Phone number	
07917 046 943	
Email	Website
info@deesurveys.com	http://www.deesurveys.com/
Property address	
[Address]	
Client's name	Date the report was produced
[Client Name]	22nd November 2021
I confirm that I have inspected t	he property and prepared this report.
Signature	
() - //	





What to do now





Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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





Description of the RICS Home Survey – Level 1 service and terms of engagement





Description of the RICS Home Survey – Level 1 service and terms of engagement

The service

The RICS Home Survey - Level 1 service includes:

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

The surveyor who provides the RICS Home Survey – Level 1 service aims to:

- · describe the part or element in enough detail so that it can be properly identified
- provide a clear and concise expression of the surveyor's professional assessment of each part or element
- · describe the condition of the part or element that justifies the surveyor's assessment and
- · help you gain an objective view of the condition of the property.

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

The inspection

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

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

The surveyor will not remove secured access panels and/or lift insulation material, stored goods or other contents. The surveyor will visually inspect the parts of the roof structure and other features that can be seen from the access hatch.

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

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

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. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue.

Outside the property

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

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

Flats

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

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

Dangerous materials, contamination and environmental issues

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

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

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



The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with an understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of the issues reported.

The RICS Home Survey – Level 1 report does not include advice on repairs or ongoing maintenance issues.

Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

Condition ratings

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

- **R** Documents we may suggest you request before you sign contracts.
- Condition rating 3— Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- Condition rating 1 No repair is currently needed. The property must be maintained in the normal
 way.
- NI Elements not inspected.

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 1 service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency rating in this report.



Issues for legal advisers

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

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

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

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

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 1 report will identify and list the risks, but give no further explanation.

Note: The Home Survey – Level 1 service does not include an opinion on either the market value of the property or the reinstatement cost.



Standard terms of engagement

- **1 The service** The surveyor provides the standard RICS Home Survey Level 1 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:
- · costing of repairs
- · schedules of works
- supervision of works
- · re-inspection
- · detailed specific issue reports and
- · market valuation and reinstatement costs
- **2 The surveyor** The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.
- **3 Before the inspection** Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).
- **4 Terms of payment** You agree to pay the surveyor's fee and any other charges agreed in writing.
- **5 Cancelling this contract** You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015, in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.
- **6 Liability** The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

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

This report is for use in the UK.

Complaints handling procedure

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





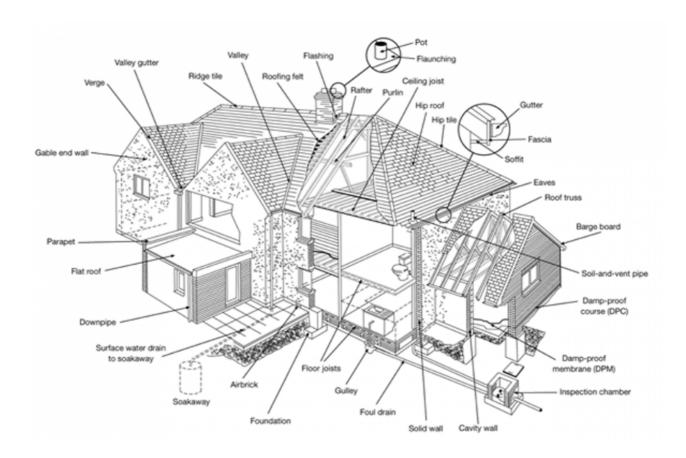
Typical house diagram





Typical house diagram

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





RICS disclaimer



You should know...

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

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

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

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

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