



LEVEL 2

# Your survey and valuation report

**Property address**

[Address]

**Client's name**

[Client Name]

**Inspection Date**

22nd November 2021

**Surveyor's RICS number**

1124007

2

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# A

## About the inspection and report

This Home Survey – Level 2 (survey and valuation) service has been produced by a surveyor, who is a member of the RICS Valuer Registration scheme.

The surveyor has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

# A

## About the inspection and report

**As agreed, this report will contain the following:**

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

### About the report

**We aim to give you professional advice to:**

- make a reasoned and informed decision on whether to go ahead with buying the property
- make an informed decision on what is a reasonable price to pay for the property
- take into account any significant repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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

### About the inspection

- We only carry out a visual inspection. Also, we do not remove secured panels or undo electrical fittings.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. 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 the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

 **Reminder**

Please refer to your **Terms and Conditions** report sent on the 21st September 2021 for a full list of exclusions.

A

## About the inspection

**Surveyor's name**

Gavin Floyd FRICS

**Surveyor's RICS number**

1124007

**Company name**

DEESURVEYS Ltd.

**Date of the inspection**

22nd November 2021

**Report reference number**

N/a

**Related party disclosure**

We know of no conflict of interest regarding this instruction.

**Full address and postcode of the property**

[Address]

**Weather conditions when the inspection took place**

Overcast & dry.

**Status of the property when the inspection took place**

Owner occupied with fitted floor coverings and furnishings.

# B

## Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance.

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 L, 'What to do now', and discuss this with us if required.

# B

## Condition ratings

### Overall opinion of the property

All directions within this report assume that the property is being looked at from the front access road.

The property is located within a pleasant cul de sac within a sought after location.

We recommend that you arrange the further investigations recommended within this report and that you obtain any estimates, prior to exchange of contracts, so that you are more fully aware of the potential costs that could ensue; should significant findings result then we should be informed as this could affect the valuation that we have provided within section J of this report.

# 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.



### Elements that require urgent attention

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

Element no.	Element name
D2	Roof coverings
E5	Fireplaces, chimney breast and flues
F1	Electricity
F2	Gas/oil
F6	Drainage
G1	Garage



### 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
D4	Main walls
D7	Conservatory and porches
D8	Other joinery and finishes
E1	Roof structure
E2	Ceilings
E8	Bathroom fittings
F3	Water
G3	Other



### 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
D1	Chimney stacks
D3	Rainwater pipes and gutters
D5	Windows
D6	Outside doors (including patio doors)
E3	Walls and partitions
E4	Floors
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, 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

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities

# C

## About the property

### Type of property

The property is a detached, 2 storey house with grounds to front and rear and off road parking.

### Approximate year the property was built

Circa 1990s.

### Approximate year the property was extended

We anticipate that the rear Lean To is an extension and your legal advisers could enquire (see H1).

### Approximate year the property was converted

The property has not been converted.

### Information relevant to flats and maisonettes

Not applicable.

### Construction

There are cavity brick walls under a concrete tiled roof with a solid ground floor and a suspended timber first floor.

There is exterior lighting.

There is a security alarm system to the property; we do not know whether this is working and whether not is regularly serviced (see H3).

### Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
First		4	2						
Ground	4			1	1	1		1	Lean To

# C

## Energy efficiency

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

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

### Energy efficiency rating

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

The property currently has an EER of [ ] with potential for [ ]. The property currently produces [ ] tonnes of CO2 per annum with potential to produce [ ] tonnes per annum.

### Issues relating to the energy efficiency rating

The EPC can help provide further information on how to improve the EPC rating for the property

### Mains services

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

☒

Gas

☒

Electric

☒

Water

☒

Drainage

### Central heating

☒

Gas

☐

Electric

☐

Solid fuel

☐

Oil

☐

None

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

### Other energy matters

The EPC has a 10m year lifespan and would normally be provided via the vendor for the purchaser.

# C

## Location and facilities

### Grounds

There are front left side right side and rear grounds to the property and there is off-road parking area.

There are outbuildings comprising a greenhouse and timber open fronted seated area; both fall outside the scope of this inspection.

### Location

The property lies within a mature residential cul de sac.

It is assumed that the road outside the property is adopted and that the local council will not be responsible for maintaining. Your legal adviser should check further.

### Facilities

The local facilities include commercial / retail outlets at [ ] and the City centre is within walking distance. The [ ] is within reasonable driving distance together with the [ ] dual carriageway. There are a variety of schools within convenient distance. Chester has a main line railway station. . The [ ] hospital and the [ ] are within convenient driving distance.

You should make your own enquiries about the suitability of schools and healthcare facilities to suit your purposes.

### Local environment

A useful website is [www.landmark.co.uk](http://www.landmark.co.uk) from where you can obtain environmental reports although check that your legal advisor is not also obtaining reports from this website to avoid duplication; your legal advisor would normally obtain searches which would include checks on environmental factors.

Our enquiries show that the property is not in an area with known levels of Radon gas.

Our enquiries confirm that the property is at very low risk of flooding via rivers, sea or surface water.

The property is not in an area that has historically been affected by known mining activity that could affect the property and its grounds (see section J1 Risks).

We understand that there is a small pond within the rear grounds to one of the cul de sac properties across from the subject property and likely the reason for the name of the cul de sac being The Serpentine.

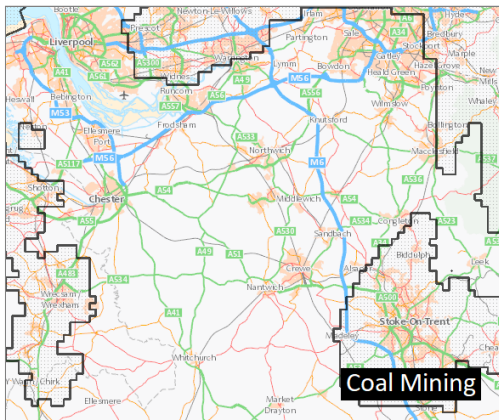


Photo - 1

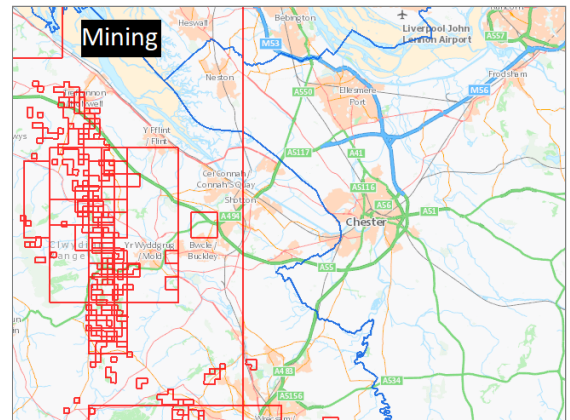


Photo - 2

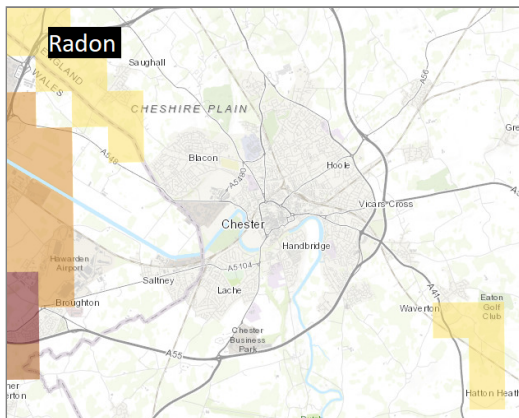


Photo - 3

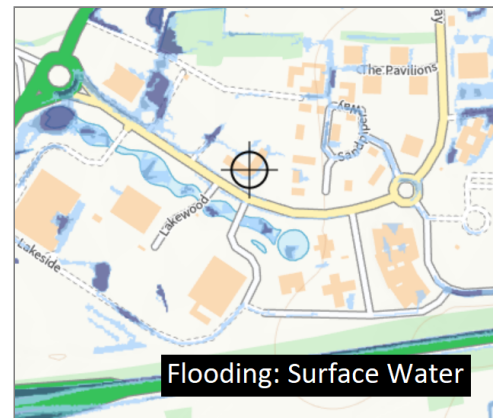


Photo - 4



Photo - 5

# D

## Outside the property

# D

## Full detail of elements inspected

### Limitations on the inspection

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

Our view of the roof verges was restricted; there may be underlying cement sheeting, possibly containing asbestos fibres, to the underside of the verges (see I3).

It was dry at the time of our inspection and we were unable to determine whether there was gutter joint leaking or overflowing of any of the gutters/gullies.

Considering the age of the property insulation was potentially included within the exterior cavity walls; we are not aware of cavity wall insulation having been installed post construction of the property (see H2).



### D1 Chimney stacks

To the right gable elevation to the main reception room is an exterior chimney breast with a ventilated clay chimney pot and this stack is lead flashed and aproned to the roof covering; there are bird spikes around the top of the chimney stack and also the chimney pot. Condition Rating 1.

1

Over time, brick/stone chimney stacks can distort and lean over. In the worst cases the stack can become unstable.



Photo - 6



Photo - 7

### D2 Roof Coverings

There are multi pitched clay tile covered roofs; there are plastic/clay ridged tiles to the single storey section and likely cement ridged tiles to the remaining ridges and those ridged tiles have bird spikes fixed to them; there are cement verges possibly with cement sheeting support (see I3 & Limitations to Inspection); there are some plastic verge covers; the single storey sections are lead flashed to the two storey dwelling.

3

There is moss & algae evident to the roof coverings which will increase over time and this should be removed by a qualified roofer. Condition Rating 2.

A section of the bird spike track to the main roof ridge has detached and we have considered that there is a risk that, should this slide off the roof, it could cause injury and this should be rectified (see I3). Condition Rating 3.

It should be considered that cement verges including valley verges and ridge tiles will require repointing on occasion.

There are no ventilation points to the roof covering and we recommend ventilation is incorporated to the ridge tiles/roof pitches/soffits. Condition Rating 2.



*Photo - 8*



*Photo - 9*



*Photo - 10*



*Photo - 11*



Photo - 12

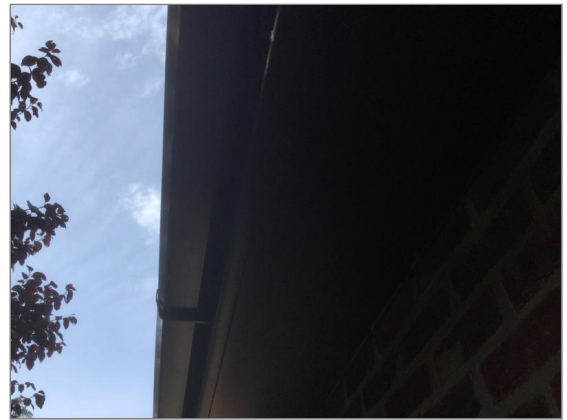


Photo - 13



Photo - 14

### D3 Rainwater pipes and gutters

There are plastic gutters and down spouts and the down spouts connect to rainwater gulleys; there is some bleaching to the rainwater goods although they did appear functional at the time of our inspection.

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; the roofer advised under D2 above should take the opportunity to check the gutters and clear them if required.

Condition Rating 1.

### D4 Main walls

There are cavity brick and block walls and there are plastic damp courses evident.

2

To the rear of the property there are two mature creeping plants and we have considered the potential of root damage to the foundations to the adjoining wall; there is no current evidence of root damage to the property via these sources but over time these will become more mature with thicker/longer branches and roots and there is a possibility of an effect on the adjoining

foundations/masonry; consideration should be given to the removal of the plants, although any such removal should be done after consulting a structural engineer; there is further mature shrubbery to the front elevation and we have considered the same potential risks. Condition rating 2.

If you are to have windows / replaced in the future, new lintels/arches may be required and this can increase the amount of work required. Care should be taken when windows are replaced and the glazing company should use acro-props to support the lintel area prior to removal of the window frames as if not then the structure above the window opening can move causing cracking to brickwork mortar and possibly through masonry.



*Photo - 15*



*Photo - 16*



*Photo - 17*



*Photo - 18*



*Photo - 19*



*Photo - 20*

## D5 Windows

There are PVC double glazed windows. Condition rating 1.

1

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).

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 - 21*



*Photo - 22*

## D6 Outside doors (including patio doors)

To the utility area there is a PVC framed and moulded PVC door with part double glazing and a PVC sill; to the rear of the kitchen there are a pair of PVC framed and PVC double glazed doors with a PVC sill and to the dining room there are a pair of PVC framed and double glazed doors with fixed double glazed side panels; there is a part glazed front door with double glazed side panels adjoining. Condition rating 1.

1



Photo - 23



Photo - 24



Photo - 25

## D7 Conservatory and porches

To the rear of the property, accessed via the rear of the main reception room, there is a timber framed and double glazed lean-to with a fitted tiled floor with a pair of sliding double glazed doors leading to the patio, a single pitched corrugated plastic roof, an opening window to the right gable elevation and there is a sliding patio door with a fixed double glazed side panel leading into the main reception room. There is a timber framed and cottage paned glazed door leading from the lean-to into the dining room; we have considered whether the glazing to this door is of tempered glass and the potential for injury if not, in the event of falling against or breakage of the glass (see I3).

2

The tiling at the juncture of the lean-to floor and the cottage paned door leading to the dining area is slightly raised beneath the door and we have considered the potential for tripping (see I3).

Some of the tiling grout requires repair; also the mastic/cement at the juncture of the rear frame adjoining floor level has damaged mastic and this should be replaced also. Condition Rating 2.

At the time of my inspection, there was no evidence of interstitial condensation to the lean-to, although it should be considered that such condensation could occur suddenly.

There is evidence of wear to the paintwork to the exterior woodwork to the lean-to and preparation and decoration of the exterior woodwork is advised (see D8); it should be considered that preparation work can uncover areas of timber that require repair/renewal; there is some gapping where the base frame to the lean to meets the floor tiling and replacement mastic is advised. Condition Rating 2.

Enquire whether this building was constructed by a FENSA registered contractor or whether Building Regulation Approval was arranged before its construction (see H2).

I could not tell whether the panels are safety glass although double glazing often is of tempered glass. In the case of none tempered glass there is potential for injury in the event of falling against or breakage of the glass.



Photo - 26

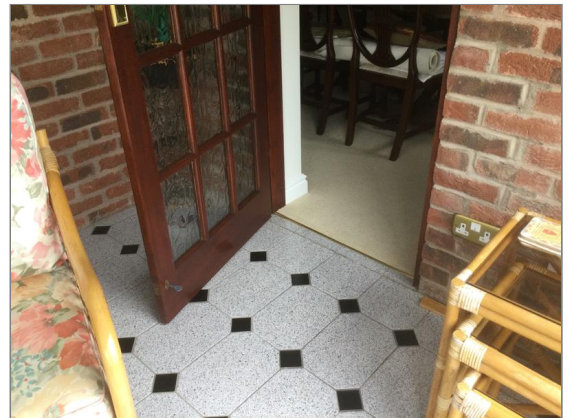


Photo - 27



Photo - 28



Photo - 29



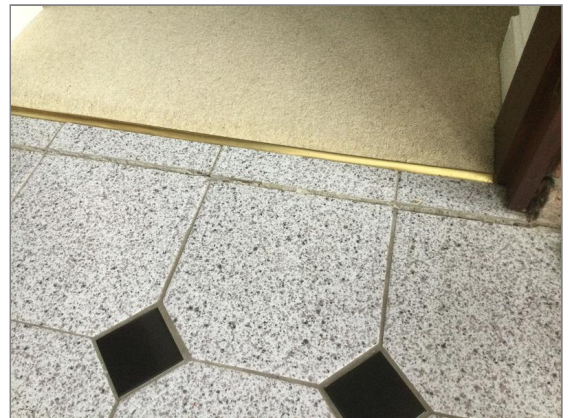
*Photo - 30*



*Photo - 31*



*Photo - 32*



*Photo - 33*



*Photo - 34*



*Photo - 35*



Photo - 36



Photo - 37



Photo - 38



Photo - 39



Photo - 40



Photo - 41

#### D8 Other joinery and finishes

See our comments under D7; outside decorations help keep the property in satisfactory condition. Without a protective finish, parts will quickly deteriorate requiring extensive repairs. To prevent this, the external surfaces should be redecorated on a routine basis (see D7). Condition rating 2.

2

There are PVC fascias, soffits, verge covers, window frames although see D7.

To safely repair parts of the property at higher levels, contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc.).



*Photo - 42*

**D9 Other**

Not applicable.



# E

## Inside the property

# E

## Inside the property

### Limitations on the inspection

A clear view of all the surfaces was prevented due to furniture, fitted floor-coverings, stored items. Considering the age of the property we did consider whether there are any thermoplastic floor tiles beneath fitted floor coverings (See I3).

Mineral wool loose fill floor-boarding, stored items 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 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 and also the stored items/clutter to the understairs cupboard underside of 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 was via a pulldown aluminium ladder to a landing ceiling hatch.

2

There are gang-nail roof trusses with a membrane between the roof timbers and the roof covering and the floor is part boarded and there is mineral wool insulation between the four joists; there are concrete block inner leaves to either side of the roof void walls.

There are corrugated air ducting pass through the roof void connecting to the en-suite and bathroom.

There is a disconnected section of corrugated airduct and fan lying close to the entrance to the ceiling hatch which could be removed.

The roof void is very cluttered with stored items which hindered our inspection.

There is a small tear to the roof membrane to the front roof pitch which was not a major issue and could be repaired. Condition Rating 2.

We have recommended that ventilation ridge tiles and or ventilation roof tiles (see D2) are provided to the roof covering to increase the air circulation around the roof void reducing the prospect of condensation and timber deterioration/infestation to the roof structure timbers. Condition Rating 2



Photo - 43

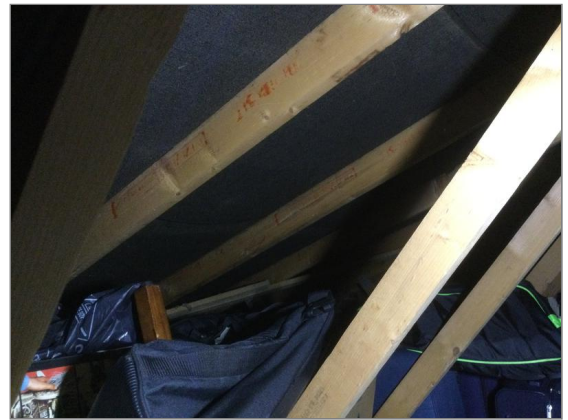


Photo - 44



Photo - 45

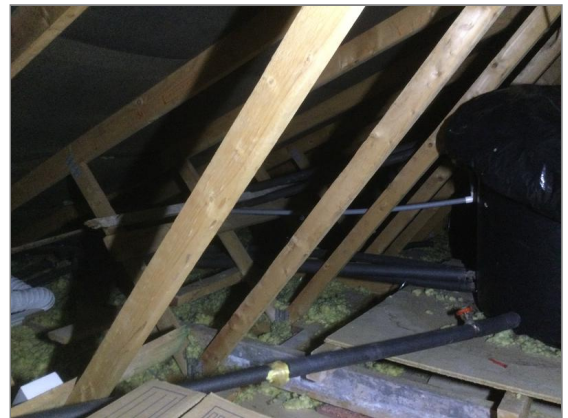


Photo - 46



Photo - 47



Photo - 48



Photo - 49



Photo - 50



Photo - 51



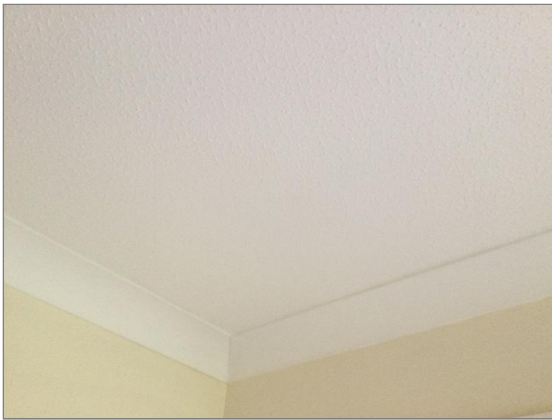
Photo - 52

## E2 Ceilings

There are plasterboard ceilings with a plaster skim finish, and there are plasterboard cornices, there are ceilings with textured finishes (see I3) and we have consider that textured finishes could contain asbestos fibres. Condition rating 2.

2

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 - 53*



*Photo - 54*



*Photo - 55*



*Photo - 56*



*Photo - 57*

### **E3 Walls and partitions**

There are solid walls and there are timber framed walls with a plasterboard finish and there are both emulsioned and wallpapered walls. 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.



*Photo - 58*



*Photo - 59*



*Photo - 60*

#### **E4 Floors**

To the ground floor the floors are solid and there are suspended timber first floors.

There is fitted tiling to some of the floors and there are fitted carpets also; there is also wood block flooring to the entrance hall (see Limitations to Inspection). Condition Rating 1.

1



Photo - 61



Photo - 62



Photo - 63



Photo - 64

### E5 Fireplaces, chimney breasts and flues

Within the main reception room there is an ornate timber fire surround with a marble backing board and hearth incorporating a gas fire and a brass trim to the fire place opening.

3

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

We advise precautionary inspection of the gas fire and flue by a Gas Safe registered engineer (see I1). Condition Rating 3.



Photo - 65



Photo - 66

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

Dining/kitchen - there are marble top work surfaces, base units, eye level wall cupboards, a gas hob, an overhead extractor hood, a two bowl stainless steel sink unit with a filtration unit in the cupboard below. There is a twin tall cupboard with integrated oven and microwave with cupboard over and there is a pull-out storage rack to one of the tall units. Condition rating 1.

1

There is a Heat Stream electric skirting heater (see F1).

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

Utility area - there is a single drainer stainless steel sink unit with cupboard below and eye level wall cupboards together with part tiled walls and there are recesses for a drying machine and also a washing machine, there is a towel rail, there is a Honeywell digital hot water and heating control unit.

There is access from the Utility area to the attached garage. Condition Rating 1.



Photo - 67

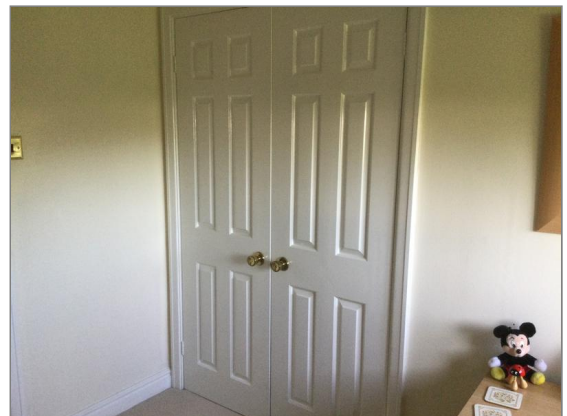


Photo - 68



*Photo - 69*



*Photo - 70*



*Photo - 71*



*Photo - 72*



*Photo - 73*



*Photo - 74*



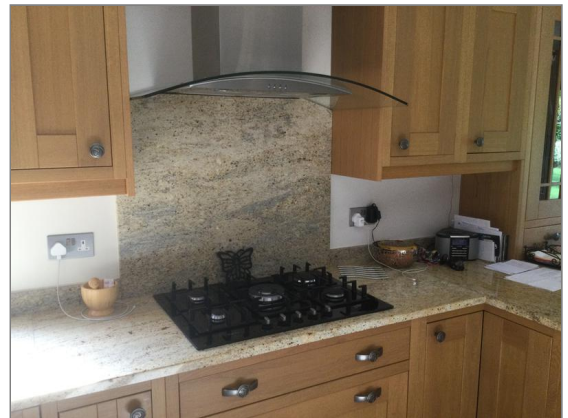
*Photo - 75*



*Photo - 76*



*Photo - 77*



*Photo - 78*



*Photo - 79*



*Photo - 80*



*Photo - 81*



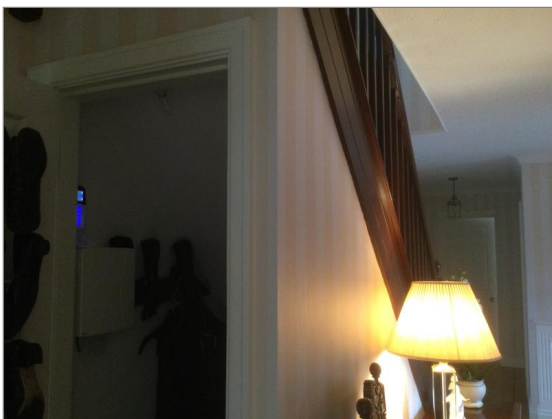
*Photo - 82*



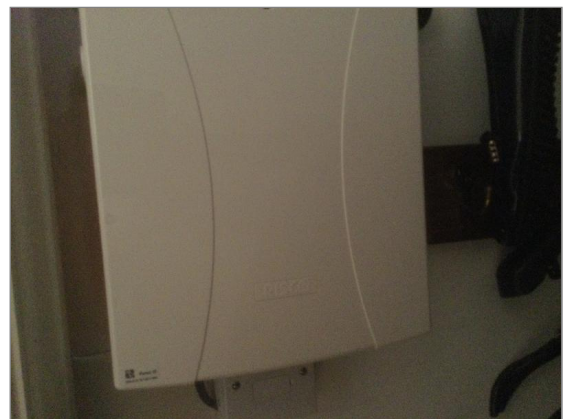
*Photo - 83*



*Photo - 84*



*Photo - 85*



*Photo - 86*



*Photo - 87*



*Photo - 88*

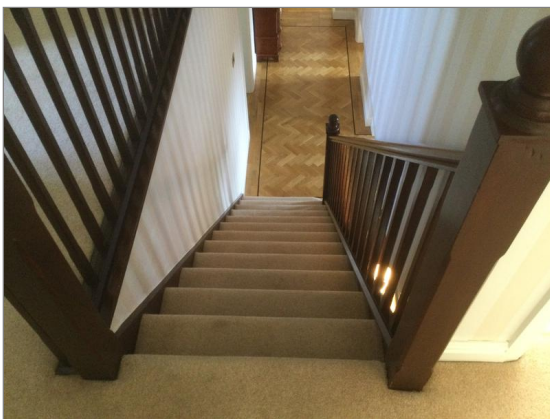


*Photo - 89*

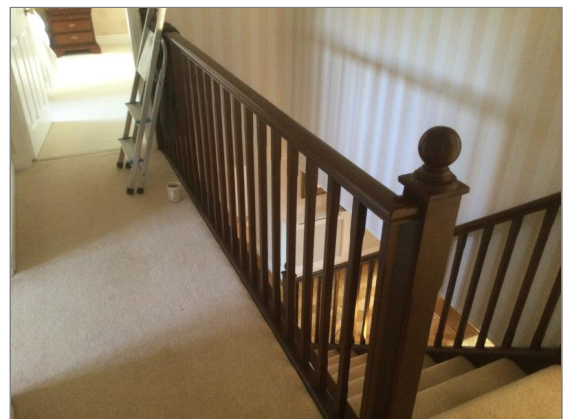
### **E7 Woodwork (for example, staircase joinery)**

There are painted skirting boards, architraves, reveals and windowsills; there is a single flight staircase with an understairs cupboard and there are timber banisters, spindles and newel posts. Condition Rating 1.

1



*Photo - 90*



*Photo - 91*



Photo - 92

## E8 Bathroom fittings

En-Suite Shower/WC - there is a shower cubicle with shower tray, thermostatic shower unit and curved glass doors, a low-level WC, a wash basin with drawers below and an illuminated mirror, a heated towel rail, a toilet roll holder, tiled walls and concealed ceiling lighting, there is a powered ceiling fan with its own separate switch (see F1), there is fitted tiling to the floor; the glazing to the shower is believed to be of tempered glass  
There are small chips to the wash basin.

2

Family bathroom - there is a low level WC, bidet, panelled bath, wash basin, mirror doored medical cabinet (illuminated), a heated towel rail, there is a curved door shower cubicle, the glazing to the shower is believed to be of tempered glass with a shower tray and a thermostatic power shower, there are tiled walls and floor, there is a toilet roll holder.

There is some shrinkage of mastic where the wall tiling meets the ceiling which could be addressed during the preparation work prior to future decoration and, similarly, there is some further shrinkage to wall tile grout/mastic which could be addressed also during preparation work prior to future decoration with some minor shrinkage of mastic around shower tray which should also be addressed also. Condition rating 2.

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.

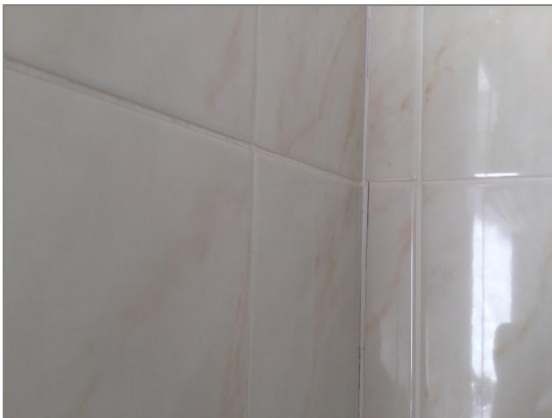
Where an appliance has to be replaced, it can be very difficult to find a replacement that matches the others in the room.



*Photo - 93*



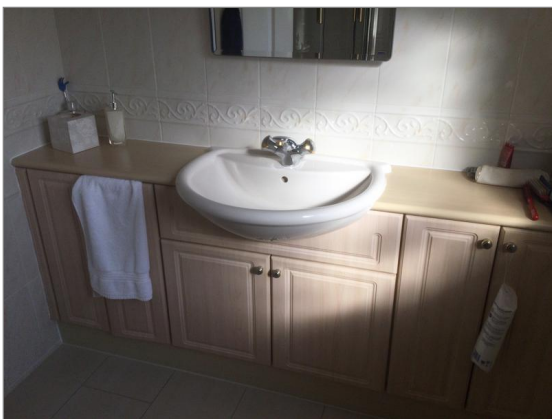
*Photo - 94*



*Photo - 95*



*Photo - 96*



*Photo - 97*



*Photo - 98*



*Photo - 99*



*Photo - 100*



*Photo - 101*



*Photo - 102*



*Photo - 103*



*Photo - 104*



Photo - 105



Photo - 106



Photo - 107



Photo - 108

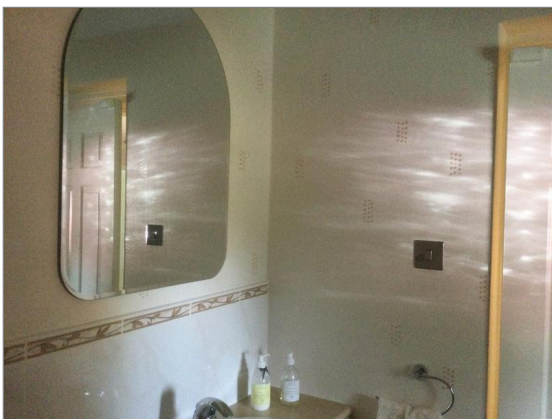


Photo - 109



Photo - 110

#### E9 Other

Not applicable.



# F

## Services

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

## 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 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 a plastic meter box to the front elevation to the garage, there is a numeric meter, a 60 amp junction box and an earth wire.

There is an Antiference unit adjoining the side of the roof hatch and a cord switch to the underlying ceiling for the roof void light.

There is a plastic cased consumer unit within the garage; current regulations would require a metal cased consumer unit.

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 (see I1). Condition Rating 3.



Photo - 111



Photo - 112



Photo - 113

## 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.

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

3

Within a plastic meter box to the front elevation to the garage there is a numeric meter, gas regulator and gas lever; there was no obvious earth wire.

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.



Photo - 114



Photo - 115

## F3 Water

The water inlet pipe enters the property via the attached garage and is of blue PVC composition and has a stopcock near to the ground level and there is also a water tap above within the inlet pipe and within the garage; the inlet pipe is foam insulated. Within the roof void there is a plastic

2

water tank with stop cock adjoining and a plastic outflow pipe with jacket insulation (our view was restricted and we could not tell with there was a smaller tank adjoining). There is water staining to the boarding supporting the water tank although no obvious evidence of any ongoing leakage. Refitting of the jacket insulation to the water tank is required to ensure that it is fully covered. Condition rating 2.



Photo - 116



Photo - 117

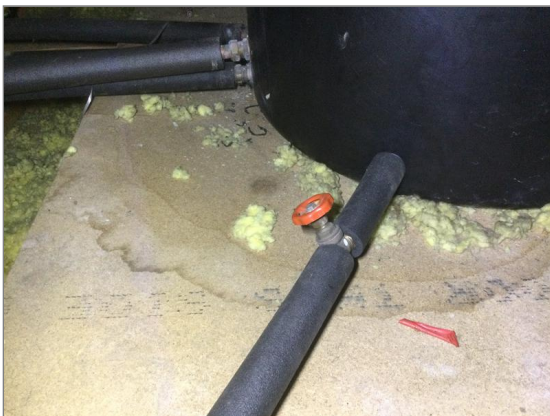


Photo - 118

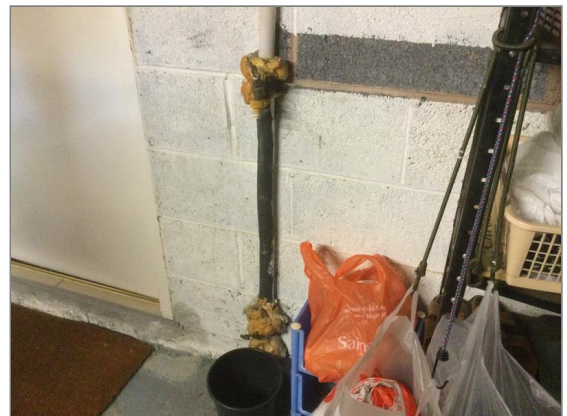


Photo - 119

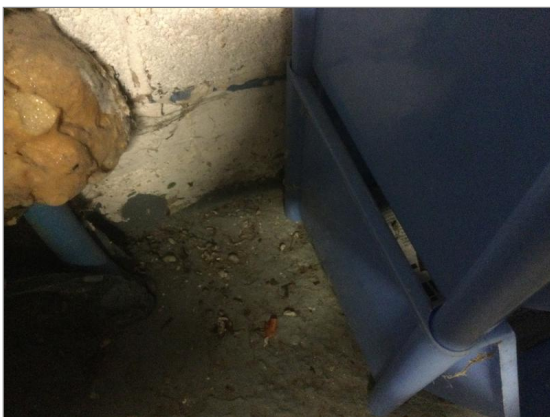


Photo - 120

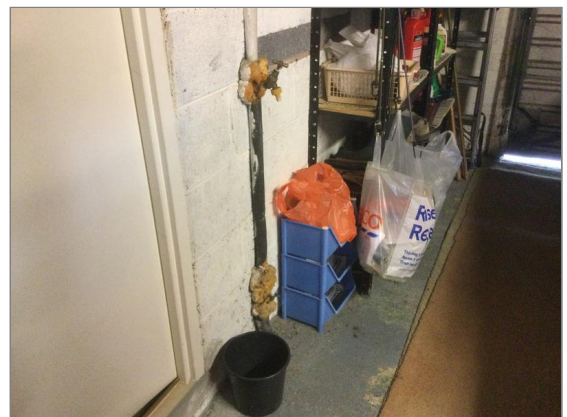


Photo - 121

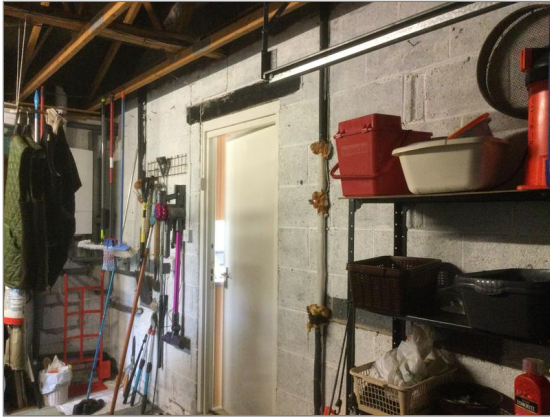


Photo - 122



Photo - 123

#### F4 Heating

Within the garage there is a Worcester gas fired boiler. There are radiators with thermostatic radiator valves within the accommodation and the two radiators to the entrance hall have ornate boxed casing. See our comments under F2, F5 & under H2.



Photo - 124



Photo - 125



Photo - 126



Photo - 127



*Photo - 128*

### **F5 Water heating**

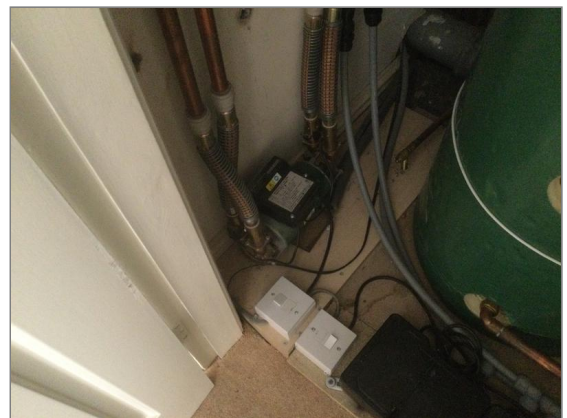
See our comments under F4 and F2.

Within the landing airing cupboard there is a foam insulated hot water cylinder with electric immersion heater and thermostat with stopcock; there are also Aqualisa digital pump units and there is a Monsoon pump within this cupboard also.

The provision of hot water via an electric immersion heater is comparatively expensive and the heating engineer advised under F2, F4 should advise you further. In the event of the Worcester boiler being a combination condensing boiler then, other than perhaps back up, there would be no requirement for the water tank in the roof void nor the hot water cylinder installation.



*Photo - 129*



*Photo - 130*



Photo - 131

## F6 Drainage

Your solicitors should establish whether there is a drainage plan showing the drainage layout for the property; there is a soil pipe passing through the front main roof pitch which may serve both the ground floor WC and the up-lying family bathroom. There was no obvious soil pipe externally to the en-suite shower room, although we have considered whether there is a soil pipe for the en-suite within the roof void, although the amount of stored items within the roof void prevented any full clarification on this point.

3

Mains drainage is connected to the property and there are inspection chambers and rodding points within the grounds; the inspection chamber lids were not lifted and considering the type of lids, this should be carried out by a trained drainage engineer/trained plumber.

As a precautionary measure and considering the trees and shrubbery within the grounds of the subject property and adjoining the party boundaries within the neighbours grounds, invasion and movement of the drains by roots has been considered and we recommend, as a precautionary measure that a qualified drainage engineer or qualified plumber carries out a camera inspection of the drains serving this property (see I3 & J1). Condition Rating 3.



Photo - 132



Photo - 133



*Photo - 134*



*Photo - 135*



*Photo - 136*



*Photo - 137*



*Photo - 138*

#### **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).



# G

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

# G

## Grounds (including shared areas for flats)

### Limitations on the inspection

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

The boundaries are overgrown with vegetation/adjoin trees in places, which prevented a proper view of the underlying surfaces.

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.

Exterior structures such as the greenhouse and the timber, garden are not considered to be a permanent structure for the purposes of this report and therefore lie outside the scope of this report.



### G1 Garage

There is a large garage attached to the property with a dual pitched concrete tile covered roof with a membrane between the roof covering and the gang-nailed roof rafters and there is a timber wall plate to the roof covering; there are concrete block walls throughout and there are a range of base units, eye level wall cupboards and a tall cupboard together with wall shelving, there is a solid concrete floor which has a non-slip paint surface, there is an up-and-over Supramatic moulded metal main garage door; there is a PVC framed double-glazed window with an opening section.

3

There is a step leading up from the garage to the adjoining utility area and there is a timber framed fire door with an alarm pad. The fire door does have a self-closing device, although this does not close the door fully and if it cannot be adjusted to do so then we advise that a stronger self-closing device is fitted as this door should be closed to prevent the potential for fire and smoke spread; we would also advise that intumescent strips are fitted to the door frame/perimeter of the door which, again, would serve to reduce the potential for smoke spread (see I3). Condition Rating 3.

Care should be taken not to overload the wall shelving and one of the shelves is warped currently and realigning of the shelf brackets is advised and a replacement shelf fitted. Condition Rating 2.

There is cracking to the concrete block inner face to the left lateral wall to the garage which is the possible result of the action from the automatic main garage door over time although we have also considered that there is a copper pipe which has been fitted through this wall and adjoins the vertical cracking and we did consider also whether the installation of the pipe through the concrete block has caused this cracking; the cracking was not considered to be significant and may not progress, although should be monitored. Condition rating 2.

The floor paint to the garage floor is generally worn; there was carpeting to the garage floor also which prevented a clear view of all of the garage floor surface. Condition Rating 2.



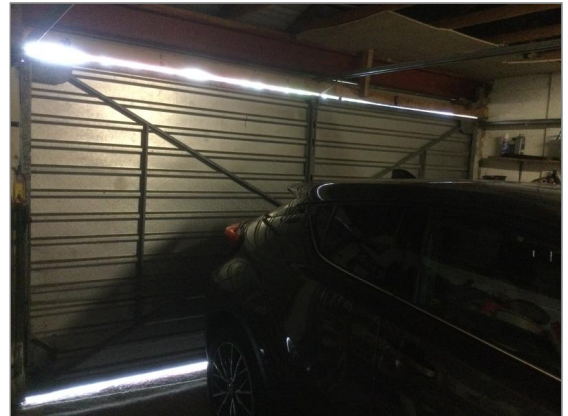
*Photo - 139*



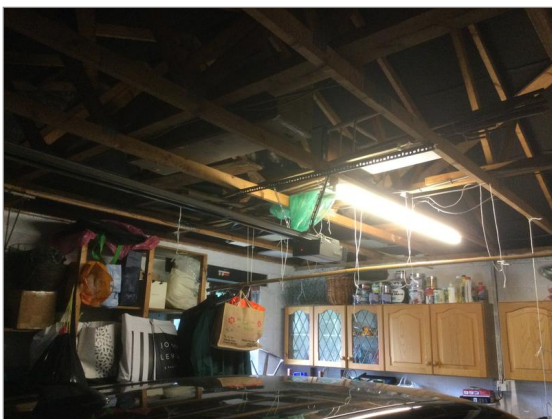
*Photo - 140*



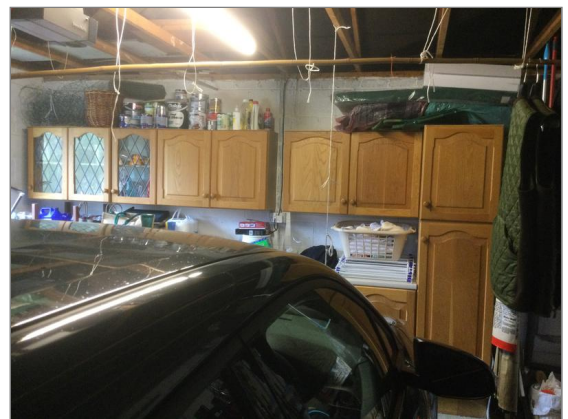
*Photo - 141*



*Photo - 142*



*Photo - 143*



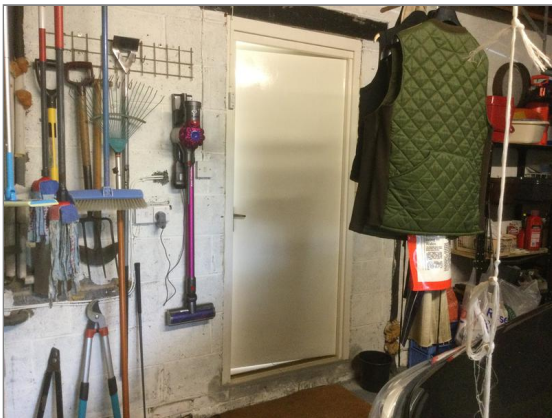
*Photo - 144*



*Photo - 145*



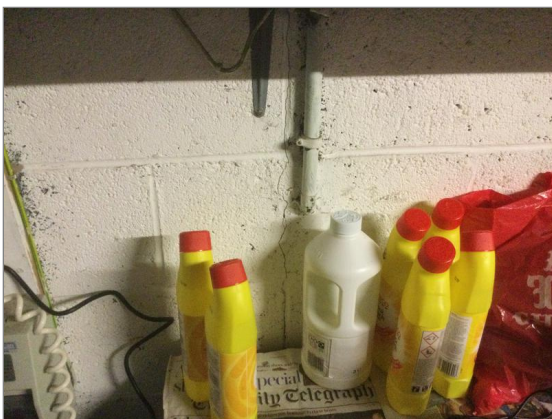
*Photo - 146*



*Photo - 147*



*Photo - 148*



*Photo - 149*



*Photo - 150*



*Photo - 151*



*Photo - 152*

## **G2 Permanent outbuildings and other structures**

There are mature trees/mature shrubbery adjoining the grounds which should be maintained and there are overhanging branches to the boundaries; we have considered the prospect of root invasion into the drainage

Although greenhouses lie outside the scope of this report it should be considered that most greenhouses and other glazed garden buildings are built without safety glass and can be a danger to people who fall against them (see section I3).



*Photo - 153*



*Photo - 154*



Photo - 155



Photo - 156



Photo - 157

### G3 Other

There are lawns to the front and rear of the property; the front lawn extension across the head of the cul de sac; the vendor has confirmed that she purchased the extra land across the head of the cul de sac to prevent the garden land adjoining the neighbours boundary from being developed.

2

There is off road parking and there are paved footpaths and a paved patio area; there are timber post and timber panel fences & mature shrubbery & trees.

There is cracking/unevenness within hard surfaces to the grounds, as shown in the images provided (but not limited to those shown in the images) which are a potential trip/slip hazard (see I3); these areas should be made good. Condition Rating 2.

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 irritation.

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. High hedges can be a nuisance for occupants because they can stop daylight getting to the house.

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.



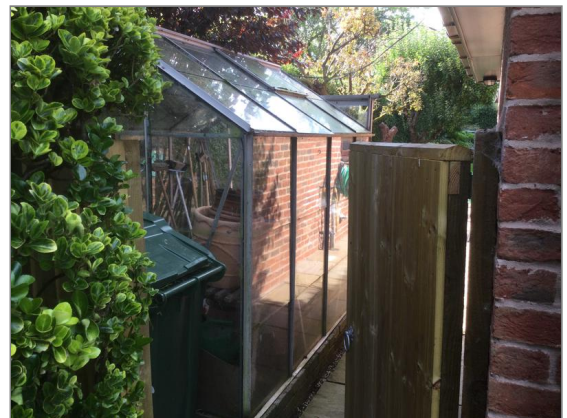
*Photo - 158*



*Photo - 159*



*Photo - 160*



*Photo - 161*



*Photo - 162*



*Photo - 163*



*Photo - 164*



*Photo - 165*



*Photo - 166*



*Photo - 167*



*Photo - 168*



*Photo - 169*



*Photo - 170*

# H

## Issues for your legal advisers

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



# Issues for your legal advisers

## H1 Regulation

Request a copy of the planning permission, FENSA certification, Building Regulation Approval, any build over agreements and any final completion certificates relating to the lean to.

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 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 / installations to this property.

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

## H3 Other matters

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

Check that the tenure of the property is freehold.

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 sensor alarms 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 have obtained the EPC information (see Section D) via the EPC register and we have not carried out an EPC inspection of the property ourselves.

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 & doors.



## 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

D2 E1, E5, F1, F2, F6 & G1.

## 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.

## I3 Risks to people

We have not carried out an asbestos survey on this property. Prior to the ban on asbestos fibres within building materials including also cement sheeting (see E2), thermoplastic floor tiles (see F4) and textured finishes (see F2) could contain asbestos fibres. Should asbestos containing materials degrade or become damaged or rubbed down then potentially harmful asbestos fibres could be released into the atmosphere. The ban on asbestos fibres within building materials was introduced in stages commencing in the 1980s depending upon the type of asbestos. Care should be taken when working/handling asbestos containing materials and such handling / working should be carried out by a contractor licensed to handle asbestos

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

We have considered the potential for tripping/slipping via the raised/worn/sunken/damaged surfaces within the grounds to the property.

There is a step leading up from the garage to the adjoining utility area and there is a timber framed fire door with an alarm pad. The fire door does have a self-closing device, although this does not close the door fully and if it cannot be adjusted to do so then we advise that a stronger self-closing device is fitted as this door should be closed to prevent the potential for fire and smoke spread; we would also advise that intumescent strips are fitted to the door frame/perimeter of the door which, again, would serve to reduce the potential for smoke spread.

The tiling at the juncture of the lean-to floor and the cottage paned door leading to the dining area is slightly raised beneath the door and we have considered the potential for tripping; we have considered whether the glazing to this door is of tempered glass and the potential for injury if not, in the event of falling against or breakage of the glass.

A section of the bird guard to the main roof ridge has detached and we have considered that there is a risk that, should this slide off the roof, it could cause injury and this should be rectified.

Although greenhouses lie outside the scope of this report it should be considered that most greenhouses and other glazed garden buildings are built without safety glass and can be a danger to people who fall against them.



*Photo - 171*

#### **I4 Other risks or hazards**

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

See also our comments under I3 concerning flight paths, obnoxious odours and excessive noise.

# J

## Property valuation

## J

## Property valuation

This valuation has been undertaken in accordance with *RICS Valuation – Global Standards* (Red Book Global Standards), which includes the *International Valuation Standards*.

**In my opinion the market value on 22nd November 2021 as inspected was:**

£ 930,000

Nine Hundred and Thirty Thousand Pounds

**In my opinion the current reinstatement cost of the property (see note below) is:**

£ 550,000

Five Hundred and Fifty Thousand Pounds

**Tenure**

Believed freehold (see H3).

**Area of property (sq m)**

346 m2 gross external area and excluding the garage.

### ! Arriving at my valuation, I made the following assumptions:

**Regarding the materials, construction, services, fixtures and fittings, etc., I have assumed that:**

- an inspection of the parts that I could not inspect would not identify significant defects or a cause to alter the valuation
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings or sales incentives.

**Regarding legal matters, I have assumed that:**

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal inquiries, and all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with, and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local-authority, not private, control).

# Property valuation

## **Reminder**

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking assumptions concerning legal matters.

### **Any additional assumptions relating to the valuation**

This report cannot be used for secured lending purposes.

The reinstatement cost includes the garage also.

My opinion of the market value shown could be affected by the outcome of the enquiries by your legal advisers (section H) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

### **Other considerations affecting value**

The following is an extract from the RICS UK Residential Market Survey for August 2021:-

The August 2021 RICS UK Residential Survey results again point to a slight softening in activity over the month, with the market seemingly taking a breather following the surge in sales recorded prior to the phasing out of the Stamp Duty holiday. Nevertheless, respondents expect activity to stabilise in the near term and foresee a modestly positive trend returning over the twelve month time horizon.

Our valuations are opinions of value given all the facts, circumstances and market conditions known at the date of this report. Changes in market sentiment can occur without warning brought about by any number of external factors affecting confidence about stability or affordability, or fears about more prolonged market falls or even recession.

Following the EU referendum held on 23 June 2016 concerning the UK's membership of the EU, a decision was taken to exit. We are now in a period of uncertainty in relation to many factors that impact the property investment and letting markets.

The UK has now left the EU and it has not yet been possible to gauge the full effect of this decision by reference to transactions in the market place at the present time partly because the concurrent impact of the Covid 19 pandemic.

Also, in light of the COVID-19 crisis the following guidance has been provided to members of the RICS:-

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes, to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Our valuations are therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of 6 The Serpentine under review.

**Note:** You can find information about the assumptions I have made in calculating this reinstatement cost in the *Description of the RICS Home Survey – Level 2 (survey and valuation) service* provided in section M.

The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for the property.

# K

## Surveyor's declaration

## Surveyor's declaration

**Surveyor's RICS number**

1124007

**Qualifications**

FRICS

**Company**

DEESURVEYS Ltd.

**Address**

1 Cowhey Close, Chester, Cheshire, CH4 7QT

**Phone number**

07917 046 943

**Email**

info@deesurveys.com

**Website**

<http://www.deesurveys.com/>

**Property address**

[Address]

**Client's name**

[Client Name]

**Date the report was produced**

22nd November 2021

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

**Signature**





## What to do now

# L

## Further investigations and getting quotes

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

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

### Further investigations and what they involve

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

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

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

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

### Who you should use for further investigations

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

# M

## **Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement**

## Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement

### The service

The RICS Home Survey – Level 2 (survey and valuation) service includes:

- a physical **inspection** of the property (see 'The inspection' below)
- a **report** based on the inspection (see 'The report' below) and
- a **valuation** which is part of the report (see 'The valuation' below).

**The surveyor who provides the RICS Home Survey – Level 2 (survey and valuation) service aims to give you professional advice to help you to:**

- make an informed decision on whether to go ahead with buying the property
- make an informed decision on what is a reasonable price to pay for the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing 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, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

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

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

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although the surveyor does not move or lift insulation material, stored goods or other contents.

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

## Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. 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. 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. Until these investigations are completed, the surveyor may not be able to provide you with a market valuation figure.

## 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, 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 focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey and valuation) report does include advice about repairs or any 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 2 (survey and valuation) 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 and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey and valuation) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

## 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 significant 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. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey and valuation) report will identify and list the risks, and explain the nature of these problems.

## The valuation

The surveyor gives an opinion on both the market value of the property and the reinstatement cost at the time of the inspection (see Reinstatement cost below).

### Market value

'Market value' is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the market value, the surveyor also makes the following assumptions.

### The materials, construction, services, fixtures and fittings, and so on

The surveyor assumes that:

- an inspection of those parts that have not yet been inspected would not identify significant defects
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings and sales incentives of any description.

### Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal enquiries, and all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions, and
- the property has the right to use the mains services on normal terms, and the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply. If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

### Reinstatement cost

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements.

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).

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

## Standard terms of engagement

**1 The service** – The surveyor provides the standard RICS Home Survey – Level 2 (survey and valuation) 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 (after repairs)

**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. Where the surveyor is also providing a valuation of the property, they have the skills, knowledge and experience to provide such a valuation, and are a member of the RICS Valuer Registration scheme.

**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.

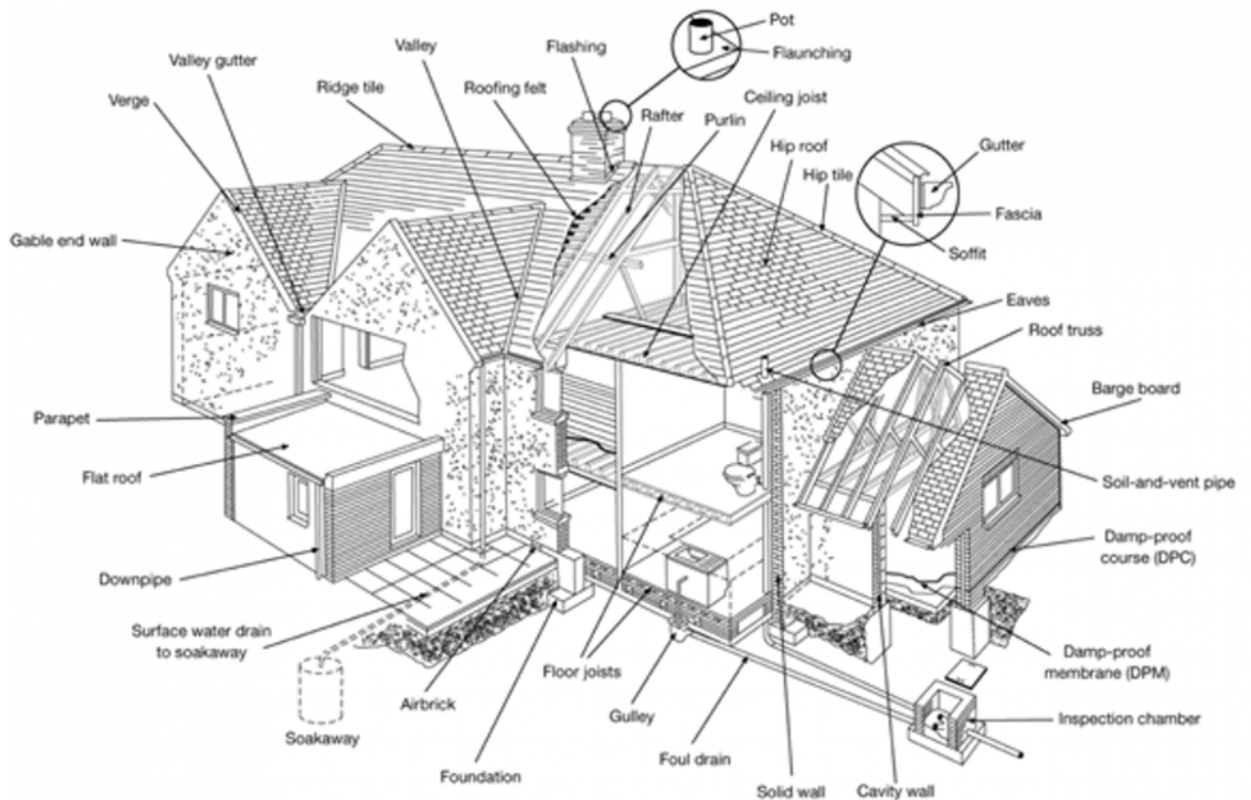
# N

## Typical house diagram

# N

## Typical house diagram

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



## RICS disclaimer

### You should know...

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