



LEVEL 3

# Your survey report

**Property address** 

[Address]

Client's name

[Client Name]

**Inspection Date** 

22nd November 2021

Surveyor's RICS number

1124007

3



# **Contents**

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	RICS disclaimer

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# About the inspection and report

This RICS Home Survey – Level 3 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.





# **About the survey**

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

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

# About the report

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

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- · provide detailed advice on condition
- · describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

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

## About the inspection

- · We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our best endeavours to see as much of it as is
  physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make
  recommendations on how these repairs should be carried out. Some maintenance and repairs that we
  suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.





Please refer to your **Terms and Conditions** report sent on the 10th September 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 inst	ruction.
Full address and postcode of the property	
[Address]	
Weather conditions when the inspection took place	ce
Dry and overcast.	
Status of the property when the inspection took p	lace
The property was vacant and furnished with fitted flo	oor coverings.





# **Overall opinion**

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

# Important note

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



B

# **Condition ratings**

# Overall opinion of property

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

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.

This property has been used as a House in Multiple Occupation purposes and includes self-closers to doors, smoke and fire alarms, together with emergency lighting and your advisers should request all certification relating to the HMO status of the dwelling (see H1).



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
H1	Building regulation approval for the ground floor front extension & any build over and final completion certificate	
Н1	Any FENSA certification or building regulation and any build over agreements for the rear Lean To.	
Н1	Any planning permission, fire certification / building regulation approval for the use of the propert5y for HMOM purposes.	
E3	Retrospective building regulation consent for modification of the wall opening between reception room and the kitchen.	



## 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
E3	Walls and partitions
E4	Floors
F1	Electricity
F2	Gas/oil
F6	Drainage





# 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
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D7	Conservatory and porches
E1	Roof structure
E2	Ceilings
E7	Woodwork (for example, staircase joinery)
E8	Bathroom fittings
F4	Heating
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
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
F3	Water



# **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



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

D2, E3, E4, F1, F2 & F6.





# **About the property**

# This section includes:

- About the property
- Energy efficiency
- · Location and facilities





# **About the property**

## Type of property

The property is a three-storey terraced dwelling with a rear garden and a shared front access.

## Approximate year the property was built

Your legal advisers to check via the title deeds.

#### Approximate year the property was extended

We believe the property was extended circa post-2000 with the rear lean-to.

#### Approximate year the property was converted

The recent use of the property has been as an HMO (see Overall Opinion & H1).

## Information relevant to flats and maisonettes

<b>^</b> -	4	uctio	
	netri	ICTIO	n

There are cavity brick and possible block inner leaf walls with suspended timber and solid floors under a timber-framed and felt-covered flat roof with parapets to front and rear.

#### Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
Ground	1		1		1			2	Lean To & Boiler Room.
First		3							
Second		3	1						

#### Means of escape

There are exterior exit doors to the front and rear of the property.

There are windows with opening sections.





# **Energy efficiency**

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

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

We will advise on the appropriateness of any energy improvements recommended by the EPC.

Energy efficiency rating
We have not carried out an EPC inspection of the property and have obtained the EPC information via the EPC register.
The EPC shows the property has a [] energy rating. The current rating is [] with a potential of [].
Issues relating to the energy efficiency rating
Without invasive inspection of the roof structure we can not determine whether there is insulation to the void between the top floor ceiling and the flat roof boarding.
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 can provide advice on improvements to the EPC rating.





# **Location and facilities**

#### **Grounds**

There is an enclosed rear garden and adjoining the front of the property there is a shared access road between the front elevation and the front boundary and your legal advisers should check whether there is any allocated parking for this property and should check the ownership and maintenance responsibilities for the front access road (see H3).

#### Location

The property is located within a mature residential area.

#### **Facilities**

The local facilities include a nearby supermarket and local shops at [] together with a railway station at [] and the [] Hospital is nearby; the [] Park is within convenient driving distance and also [] City Centre and these areas are also within reasonable walking distance; Chester has its own mainline railway station; the [] Health Club is within walking distance and there are a variety of schools and healthcare facilities in and around [].

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

#### Local environment

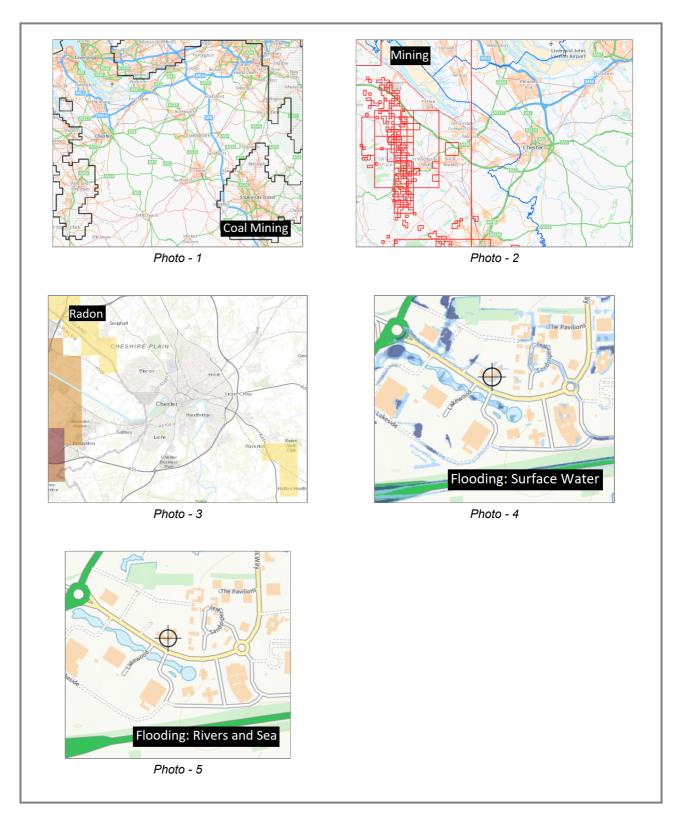
A useful website is www.landmark.co.uk from where you can obtain environmental reports although check that your legal advisor is not also obtaining reports from this website to avoid duplication; your legal advisor would normally obtain searches which would include checks on environmental factors.

The property is not in an area with levels of Radon gas, that could affect health. Our enquiries show a level of Radon gas for the subject area of (see section J3 Risks).

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

The property is at low risk of flooding due to surface water and very low risk of flooding due to river or seawater flooding.





# Other local factors





# **Outside the property**





# Full detail of elements inspected

## Limitations on the inspection

We could not gain an overall view of the roof covering / parapets to this property and see our comments under D2.









## **D1 Chimney stacks**

There are no chimney stacks.



#### **D2 Roof Coverings**

We did gain a restricted view of the roof covering via the skylight to the second floor shower/WC (see Photos under E1). It was evident that the flat roof covering is covered with felt with stone chippings; there are brick parapets to the front and rear of the roof with a metal cap to the top of each of the parapets.



There was evidence of moss to the roof covering and we recommend that the covering is inspected by a trained roofer. Condition Rating 3.



Photo - 6

## D3 Rainwater pipes and gutters

There were no exterior gutters or downspouts apart from to the lean to and the downspout to the gutter to the lean to emptied into a floor mounted section of guttering and then would discharge onto the ground surface; we have considered that there is an increased risk of slipping, particularly during periods of freezing weather via rainwater discharged directly onto the ground surface in this way (See I3). Condition Rating 2.





#### **D4 Main walls**

There are cavity brick walls with possible concrete block inner leafs.

Where visible, the walls have a barrier against dampness rising from the ground (called a dampproof course or DPC). The DPC is made of bitumen felt.

There are sub-floor vents present to the front elevation to the ground floor shower/WC (see E3 & E4).

If you want to have windows replaced in 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 acroprops to support the lintel area prior to removal of the old window frame as if not then the structure above the window opening can move causing cracking to brickwork mortar and possibly through masonry.

There is discolouration to the masonry to the front left gable elevation upper areas which should be cleaned off; when the trained roofer checks the roof covering they should check the metal covers to the parapets to determine whether there is any rainwater water ingress through junctures to the metal, parapet coverings. Condition Rating 2.



Photo - 7

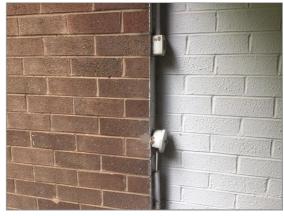


Photo - 8



Photo - 9



#### **D5 Windows**

There are PVC double-glazed windows with a pull back mechanism.

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

At the time of our inspection there was evidence of interstitial condensation (i.e. between the panes) and affected pane should be replaced by a FENSA registered company; it should also 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.

As shown within the photo example below we did find localised High (Red) moisture readings to window reveal; considering the proximity this can be caused by perished mastic and mastic will require occasional replacement. Condition rating 2.



Photo - 10



Photo - 11



Photo - 12



Photo - 13

2



## D6 Outside doors (including patio doors)

There is a PVC framed and PVC and double glazed front entrance door with a plastic panelled and double-glazed window with opening section adjoining and there are a pair of PVC and double-glazed doors from the rear dining area elevation leading into the lean to and there is a door leading from the rear of the lean to into the rear grounds (see H2). Condition rating 1.



#### D7 Conservatory and porches

There is a lean to attached to the rear elevation to the dwelling; It was evident that there was a damp proof membrane protruding above the edges to the concrete raft for the Lean To; there is a PVC frame and double glazing with a single pitched roof and with doors leading out onto the rear garden area.



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

The flashings where the lean to meets the rear elevation to the dwelling are not uniformly fitted and it was evident that there has been some possible patch repair to the flashing to this area. The flashing to the left side junction of the roof with the gable elevation to the left neighbouring property is uniformly fitted and appears in suitable order; we would advise that a professionally fitted flashing is installed where the lean to meets the rear elevation. Condition Rating 2.

There is moss evident to the roof covering which should be cleared and which will increase over time.

At the time of our inspection there was no evidence of interstitial condensation within the double-glazing to the Lean To although it should be considered that such condensation could occur suddenly.



Photo - 14



Photo - 15





Photo - 16



Photo - 17



Photo - 18



Photo - 19



Photo - 20



Photo - 21







Photo - 22

Photo - 23

# D8 Other joinery and finishes

There is PVC cladding to the front and rear elevations, although no timbers to the property's exterior. Condition Rating 1.



## D9 Other

Not applicable.







# **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.

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.

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 emergency lighting falls outside the scope of this inspection although you may wish to check such items as part of your enquiries via appropriate contractors.

Dry lining, fitted units 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.









#### E1 Roof structure

There is no roof void to the property; the roof structure is timber-framed with a stone chip felt covering and see our comments under D2.



We are unable to confirm whether there is any insulation material between the second floor ceiling and the uplying roof boarding and if none, then this could be a significant source of heat loss; to determine further, then invasive inspection would be required involving the removal of a section of plasterboard (see J1).

Within the top floor shower/WC there is a domed roof light heavily covered with grime and condensation can be anticipated to the inner face of the dome. There is a screw lock to this dome; the trained roofer advised under D2 should check the juncture of the dome frame with the roof covering during their inspection. Condition rating 2.





# **E2** Ceilings

There are plasterboard ceilings with a plaster skim finish and emulsion finishes; there is a PVC domed rooflight to the shower/WC with a screw opener. There are wired smoke detectors/alarms to the ceiling (see I3). These alarms should be tested on a routine basis.





Redecoration of the ceilings is now due. Condition Rating 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 - 30



Photo - 31



Photo - 32

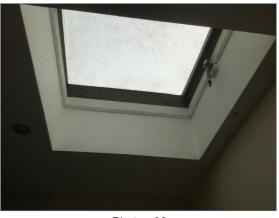


Photo - 33



Photo - 34



Photo - 35





Photo - 36



Photo - 37



Photo - 38



Photo - 39



Photo - 40

# E3 Walls and partitions

There are solid walls and also timber-framed and plasterboarded walls with plaster skim and emulsion finishes.





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 localised high & borderline moisture readings were obtained close to where the left lateral elevation meets the front elevation PVC fascia.

We recommend further investigation of the dampness by a qualified damp and timber treatment company; it should be considered that should dampness affect adjoining timbers (for example to skirting boards and or timbers to ground floors), then decay to the timbers could occur and the company used may feel it appropriate to carry out a sub-floor inspection of the suspended timber floors, adjoining areas of dampness (see I1). Condition Rating 3.

The vendor did confirm that the original wall between the ground floor reception area and the kitchen has been modified and there is some patch repair to the plaster to the top rear corner of the opening to the kitchen side and we understand that this patch repair occurred when the building inspector checked the specification for the lintel across this opening; we further understand from the vendor that following that inspection retrospective consent was obtained for this modification work to this opening and your legal advisers should request confirmation of this Building Regulation consent (see H1).

The faces of some 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 such surfaces.

The walls are due for redecoration. Condition Rating 2.



Photo - 41



Photo - 42



Photo - 43



Photo - 44



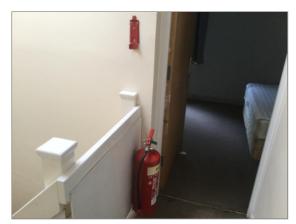


Photo - 45



Photo - 46



Photo - 47



Photo - 48



Photo - 49



Photo - 50







Photo - 51

Photo - 52

#### **E4 Floors**

There are solid and suspended timber ground floors and suspended timber upper floors.

The qualified damp and treatment company advised under E3 should advise you further concerning adequate sub-floor ventilation to the ground floor.

There are thermoplastic tiles evident (see photo). Prior to the ban on asbestos fibres within building materials thermoplastic tiles were known to contain asbestos fibres (see I3). A contractor licensed to handle asbestos fibres or an asbestos surveyor should check the extent of thermostatic tiles to this property and if they contain asbestos fibres and we advise that they are removed by an asbestos registered contractor (see I1). Condition Rating 3.

General - The solid floors should include a damp proof membrane. Depending on the age of the property this could be either a liquid bitumen coat or a layer of polythene of bitumen sheet. The damp proof membrane reduces water coming up through the floor by capillary action, though it does not resist direct water pressure. Poor workmanship on site can mean that a damp proof membrane is torn or laid with gaps which become damp spots later.



Photo - 53

3



### E5 Fireplaces, chimney breasts and flues

There are no fireplaces within this property.



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

There are worktops, base units, eye-level cupboards, a single drainer stainless steel sink unit; the kitchen fittings were functional. Condtion Rating 1.



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



Photo - 54

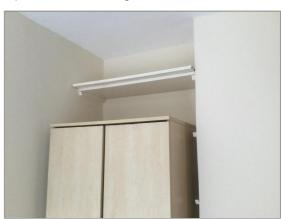


Photo - 55



Photo - 56



Photo - 57

## E7 Woodwork (for example, staircase joinery)

There are painted timber skirting boards, reveals, architraves and there is an enclosed stairwell with painted timber banisters and newel posts and there are doors with self-closers.



We have considered that there are openings between the painted banister timbers which are a potential risk for young children and pets should they fall through (see I3).

It should be considered that where timber adjoins areas of dampness (i.e. skirting boards/door frames) that deterioration could occur to the timber (see D3 and I1).



# Redecoration of the interior timbers is due. Conditon Rating 2.



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

## **E8 Bathroom fittings**

SHOWER/WC - there is a shower cubicle with a thermostatic shower unit and a shower tray and clad walls and there is a low-level WC and wash basin.

2

GROUND FLOOR SHOWER / WC - There is a shower cubicle, low level WC & washbasin (see H1)

Occasional replacement of the mastic to the shower trays, 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.

We recommend that powered ventilation is maintained to the shower rooms.

I could not find evidence that the glass to the shower screen/enclosures are of safety composition. If it is not this could present a safety hazard to anyone falling against the enclosures (see I3). Consideration should be given to replacement with clearly marked safety screens. Condition rating 2.



Photo - 71



Photo - 72



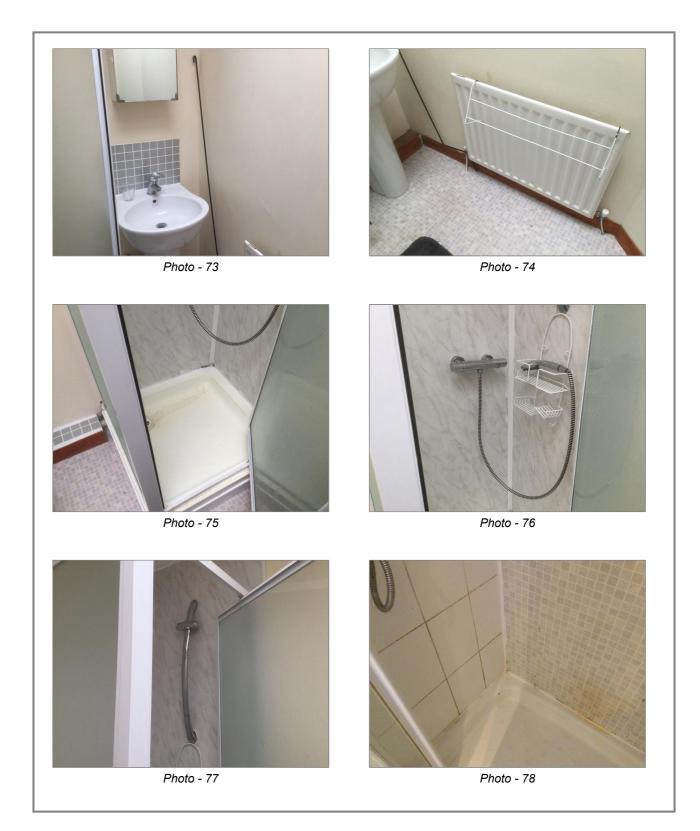






Photo - 79

#### E9 Other







## **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 emergency lighting falls outside the scope of this inspection although you should check such items as part of your enquiries via appropriate contractors (see F1 & H2).

The testing of electrical and 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.



There is a electric meter, junction box, earth wire and a plastic-cased consumer unit.

Consumer units are now required to be metal-cased rather than plastic-cased consumer unit.

We recommend inspection of the electrical installation throughout by a qualified electrician; we further advise a PAT test on electrical appliances to be left with the property (see I1). Condition Rating 3.

See also our comments under H2 and I1.

We have considered the close proximity of the electric meter/equipment to the gas meter and that there is no screen between these meters and see our comments under F2.



Photo - 80



Photo - 81





Photo - 82



Photo - 83



Photo - 84



Photo - 85



Photo - 86



#### 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

There is a gas meter with gas regulator and gas lever and we recommend precautionary inspection of the gas installation by a Gas Safe-registered engineer (see I1). Condition Rating 3.

We have considered the close proximity of the gas meter to the electric meter/equipment which is s not separated by a fire-resistant partion and the Gas Safe-registered engineer should advise you further concerning the close proximity.







Photo - 88

#### F3 Water

You should check whether there is water meter serving this property. There are chambers within the shared drive & close to the front of the subject property and we have considered that these may contain an external stopcock and possibly a water meter for the subject property and your legal advisers should check further (see H3).



The water pressure appeared satisfactory at the time of our inspection with no evidence of leakages. Condition rating 1.

Considering the age of the property we anticipate that there may be no lead water inlet pipe or steel water in lead pipe, although we could not be certain of this; a trained plumber would be required to determine the type of water inlet pipe to the property and could advise you further.





Photo - 89

#### F4 Heating

There is a gas-fired combination condensing boiler within the ground floor boiler room and there are radiators including thermostatic radiator valves.

2

It is evident that there is rusting to the bottom of radiators and over time this will progress causing possible leaking; it may be possible to prepare and decorate the affected radiators to increase the life span for a further period although the heating engineer may advise replacement of the damaged radiator. Condition Rating 2.

See our comments under F2.



Photo - 90



Photo - 91





Photo - 92



Photo - 93



Photo - 94



Photo - 95



Photo - 96

#### F5 Water heating

The water heating is provided via the gas-fired boiler (see F2 and F4).





#### F6 Drainage

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

3

There is no inspection chamber evident within the rear grounds and we have considered whether any building over of the drains / drainage inspection chamber has occurred via the Lean To.

We have considered whether any building over of drainage has occurred via the ground floor shower/WC/entrance hall extension to the front of the property; the adjoining right property does have an inspection chamber within the recess to the front observed property now built over within our client's property; the vendor has confirmed that building regulation approval was obtained for this extension and your legal advisers should request a copy of such building regulation approval (see H1).

There is an airtight inspection chamber within the tarmac access drive to the front of the property and further inspection chamber to the front tarmac areas also; we are uncertain as to which chambers belong to the subject property and your lead advisers should check further (see H3).

Inspection of the drains serving the property falls outside the scope of this report although as a precautionary measure and considering the nearby trees and shrubbery, 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 - 97



Photo - 98









Photo - 100



Photo - 101

#### **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 H3).



Photo - 102





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





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

#### Limitations on the inspection

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.









#### G1 Garage

There is no garage.



#### 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 (see F6).



We have considered the proximity of mature trees which are within falling distance of the subject property and which have overhanging branches and your legal advisers should advise you further concerning overhanging branches from neighbouring properties and also they should establish the ownership of the trees within the grounds for the subject terrace (See H3).



Photo - 103



Photo - 104

#### G3 Other

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 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.

Your legal advisers should establish the ownership and maintenance responsibilities for the shared drive to the front of the terrace and the adjoining front boundary with the pavement.

There is uneven flagging to the rear grounds and also the rear grounds are generally unmade and we have considered the potential for tripping (see I3). Condition Rating 2.

There is hairline cracking to brickwork mortar where the rear left lateral, brick boundary wall bonds with the rear right corner to the left adjoining property; this was not considered significant and we advise pointing of the cracked mortar with suitable mortar. Condition rating 2.



Photo - 105

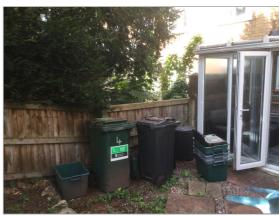


Photo - 106



Photo - 107



Photo - 108





Photo - 109



Photo - 110



Photo - 111



Photo - 112



Photo - 113



Photo - 114





## 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 FENSA certification, Building Regulation Approval, any build over agreements and any final completion certificates relating to the lean to and to the front ground floor shower/WC/entrance hall extension.

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.

Enquire whether there are any architect's drawings for the Lean To & the front extended area.

The property has been used as a House in Multiple Occupation and includes self-closers to doors, smoke and fire alarms, together with emergency lighting and your advisers should request the planning permission & a copy of the fire certificate confirming the use of the property as a House in Multiple Occupation.

The vendor did confirm that the original wall between the ground floor reception area and the kitchen has been modified and there is some patch repair to the plaster to the top rear corner of the opening to the kitchen side and we understand that this patch repair occurred when the building inspector checked the specification for the lintel across this opening and that following that inspection retrospective consent was obtained for the work required to create and support this opening and your legal advisers should request confirmation of this Building Regulation consent.

We have considered whether any building over of drainage has occurred via the ground floor shower/WC/ entrance hall extension to the front of the property considering that the adjoining right property does have an inspection chamber within the recess to the front of that property (see photos under F6 to far right of top line and to the bottom photo); the vendor has confirmed that building regulation approval was obtained for this extension and your legal advisers should request a copy of such building regulation approval.

#### **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 relating to the windows, exterior doors and the conservatory/lean-to.

Timber and damp treatment companies will charge to carry out an inspection. However, it should be considered that the timber treatment company advised under D3 should be able to provide a good guarantee.

#### **H3 Other matters**

Request any servicing records/contracts for the central heating and hot water system installations, the smoke alarms and the security alarms/emergency lighting/fire alarm installation to the property.

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



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 & you should enquire which inspection chambers belong to the subject 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.

There is an enclosed rear garden and adjoining the front of the property there is a shared access road with recessed area adjoining the front boundary which are used for parking and your advisers should check the ownership and maintenance responsibilities for the front access road between the front elevation and the front boundary and whether there is any allocated parking for this property.

You should check whether there is water meter serving this property. There are chambers within the tarmac close to the front of the subject property and we have considered that these may contain an external stopcock and possibly a water meter for the subject property and your legal advisers should check further.

We have considered the proximity of mature trees which are within falling distance of the subject property and which have overhanging branches and your legal advisers should establish the ownership of the trees within the grounds for the subject terrace.



Photo - 115



## **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.



F

## **Risks**

#### I1 Risks to the building

See D2, E3, E4, F1, F2 & F6.

#### 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.

#### 13 Risks to people

There is uneven flagging to the rear grounds and also the rear grounds are generally unmade and we have considered the potential for tripping

There were no exterior gutters or downspouts apart from to the lean to and the downspout to the gutter to the lean to emptied into a floor mounted section of guttering and then would discharge onto the ground surface; we have considered that there is an increased risk of slipping, particularly during periods of freezing weather via rainwater discharged directly onto the ground surface in this way.

We have not carried out an asbestos survey on this property. Prior to the ban on asbestos fibres within building materials, thermoplastic floor tiles (see F4) 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 which should be carried out by a contractor licensed to handle asbestos.

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

We are not able to confirm whether any cavity wall insulation has been installed to the property since original construction. (see I1& I2). Such insulation should be installed via a CIGA registered company able to provide a good guarantee. Prior to the installation of cavity wall insulation cavities should be clear of debris.

General - The type of cavity wall insulation can vary which has included urea formaldehyde in the past; once inside the cavity this foam shrinks as it cures leaving air gaps in the walls which encourage cold bridging. Urea formaldehyde has been blamed for more sinister problems too. When urea formaldehyde decomposes over time it creates chemical fumes. There is evidence that exposure to high levels of airborne formaldehyde can lead to respiratory problems and other health issues. We understand that expanded polystyrene balls have been installed during the vendors period of ownership as cavity wall insulation.

Prior to the ban on asbestos fibres within building materials thermoplastic tiles were known to contain asbestos fibres .

We have considered that there are openings between the painted banister timbers which are a potential risk for young children and pets should they fall through.



I could not find evidence that the glass to the shower screen/enclosure is of safety composition. If it is not, it could present a safety hazard to anyone that falls against it.

#### **14 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.





## **Energy matters**

This section describes energy-related matters for the property as a whole. It takes into account a broad range of energy-related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building, but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.



J

## **Energy matters**

#### J1 Insulation

The thermal insulation is provided to this property via the PVC double glazing.

You should enquire of the local authority as to whether there are grants available towards the cost of thermal insulation improvements.

We have considered whether there is any insulation to the void between the second floor ceiling and the roof cover boarding as if not, this could be a considerable source of heat loss; invasive inspection would be required to detrmine whether there is such insulation or not ( see E1).

#### J2 Heating

The presence of the gas-fired condensing type boiler and thermostatic radiator valves serves to enhance the EPC rating for the property.

#### J3 Lighting

The provision of low energy using bulbs throughout would enhance the EPC ratings for the property.

#### J4 Ventilation

We recommend that you provide powered ventilation within the kitchen.

#### J5 General

Government funding for the Green Deal Finance Company, which was set up to lend money to Green Deal providers, has ceased. You may be able to get Green Deal funding from 'providers' financing the scheme themselves.

Contact the Energy Saving Advice Service (ESAS) for other advice on improvements you can make to your home.

Local authorities may be able to provide further information on thermal insulation and how to improve a property's EPC ratings.

The EPC certificate can provide a guide concerning further enhancement of the EPC rating for the property.





## Surveyor's declaration





## Surveyor's declaration

Surveyor's RICS number	Qualifications
1124007	FRICS
Company	
DEESURVEYS Ltd.	
Address	
1 Cowhey Close, Chester, Cheshire, Ch	H4 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	the property and prepared this report.
Signature	
(=)-y/	





## 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. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

#### **Getting quotations**

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

#### You should also:

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

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

#### Further investigations and what they involve

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

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

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

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

#### Who you should use for further investigations

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





# Description of the RICS Home Survey – Level 3 service and terms of engagement





## Description of the RICS Home Survey – Level 3 service and terms of engagement

#### The service

The RICS Home Survey - Level 3 service includes:

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

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to help you to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- · provide detailed advice on condition
- · describe the identifiable risk of potential or hidden defects
- · propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

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

#### The inspection

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

The surveyor does not force or open up the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

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

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

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents.

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



#### Services to the property

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

#### **Outside the property**

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

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

#### **Flats**

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

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

#### Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a further investigation.

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

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



#### The report

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

#### **Condition ratings**

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

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

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

#### Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will present the energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.



#### Issues for legal advisers

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

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

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

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

#### **Risks**

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

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



#### Standard terms of engagement

- **1 The service** The surveyor provides the standard RICS Home Survey Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:
- · schedules of works
- · supervision of works
- re-inspection
- · detailed specific issue reports
- · market valuation and re-instatement cost, and
- negotiation.
- **2 The surveyor** The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.
- **3 Before the inspection** Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

- **4 Terms of payment** You agree to pay the surveyor's fee and any other charges agreed in writing.
- **5 Cancelling this contract** You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015, in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.
- **6 Liability** The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

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

This report is for use in the UK.

#### **Complaints handling procedure**

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





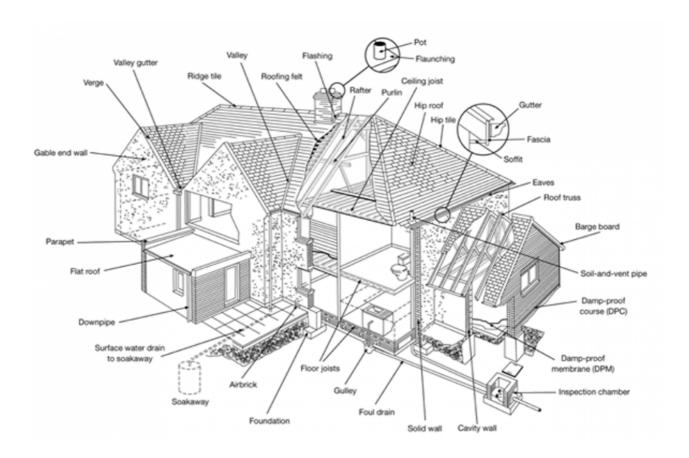
## **Typical house diagram**





## 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...

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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.