



LEVEL 2

Your survey report

Property address

Example

Client's name

Example

Inspection Date

17th November 2021

Surveyor's RICS number

5604370

2

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A

About the inspection and report

This RICS Home Survey – Level 2 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying 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.
- 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 27th August 2021 for a full list of exclusions.

A

About the inspection

Surveyor's name**Surveyor's RICS number****Company name****Date of the inspection****Report reference number****Related party disclosure****Full address and postcode of the property****Weather conditions when the inspection took place****Status of the property when the inspection took place**

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

B

Condition ratings

Overall opinion of the property

This property is considered to be a reasonable proposition for purchase, provided you are prepared to accept the costs and inconvenience of dealing with the various repairs/improvement works drawn to your attention within this report. There are also a number of further investigations and enquiries we recommend you make prior to committing to purchase.

If, after reading and considering this report, you intend to proceed with the purchase, you are advised to send a copy as soon as possible to your legal advisor.

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
E3	Walls and partitions
E9	Other
F1	Electricity
F2	Gas/oil
F3	Water
F4	Heating
F5	Water heating



Elements that require attention but are not serious or urgent

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

Element no.	Element name
D1	Chimney stacks
D4	Main walls
D5	Windows
E1	Roof structure

1
Elements with no current issues

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

Element no.	Element name
D2	Roof coverings
D3	Rainwater pipes and gutters
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
E2	Ceilings
E4	Floors
E5	Fireplaces, chimney breast and flues
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase and joinery)
E8	Bathroom fittings
F6	Drainage
G3	Other

NI
Elements not inspected

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

Element no.	Element name
D7	Conservatory and porches
D9	Other
F7	Common services
G1	Garage
G2	Permanent outbuildings and other structures

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property comprises a two-story end of terrace house.

The front of the property is roughly southeast facing.

Approximate year the property was built

1900s

Approximate year the property was extended

Rear extension: Not known but thought to be around 2015

Approximate year the property was converted

Not applicable

Information relevant to flats and maisonettes

Not applicable

Construction

The main roof is pitched and hipped and covered with tiles.

The external walls appear to be of traditional solid brick construction, with rendered elevations.

Internally, the ceilings are of plasterboard construction.

The internal walls are of solid construction.

The floors are a mixture of suspended timber and solid concrete construction.

Accommodation

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

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

53 / E - valid until 28 March 2025

Issues relating to the energy efficiency rating

Not applicable

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)

None

Other energy matters

Not applicable

C

Location and facilities

Grounds

The property has a private rear garden and front enclosure. There is no off-street parking.

Location

An established residential area convenient for local amenities.

The property is located on a made-up road which is assumed to be adopted by the Local Authority.

Properties in the direct locality are generally of similar age and character.

It would be prudent to familiarise yourself with the locality before purchase.

Facilities

The property is in close proximity of the usual urban facilities.

Local environment

The soil type in this area contains clay and silt. There is an increased risk of foundation movement on shrinkable clay soils. The problem can be further exacerbated by the presence of mature trees and shrubs due to root activity in the soil (see Section J1).

We are not aware of any further local environmental factors which may impact on the property. Should any be raised within the environmental search undertaken by your legal advisor then we recommend they are forwarded to us for consideration.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

Our inspection was limited to those parts of the property which could be seen from ground level within the boundaries of the property and the road to the front, and from various openable windows within the property.

The back gutters to all chimney stacks could not be seen from the ground.

It is possible defects may exist in unseen areas.



D1 Chimney stacks

There are three brick chimneys, topped with clay pots set in cement flaunchings. Waterproof flashings at the bases of the stacks are of metal and cement-in-tile. 2

Repairs to chimney stacks (along with other roof level elements) are likely to require scaffolding which will increase the cost significantly.

Chimney stacks are particularly exposed to weather, therefore regular maintenance must be carried out to ensure their stability and weather-tightness.

The flaunching at the top of the stacks could not be seen from the available vantage points. It is possible some deterioration has occurred and minor works can be expected.

Back gutters are formed at the bases of all three chimneys, however, they are concealed from view. Back gutters are always potential problem areas as they channel rainwater which will penetrate any rips or holes in the lining material. They should be regularly inspected, cleared and repaired as necessary. Not inspected.

We noted worn brick joints to the first two chimney stacks and localised repointing will be required by a reputable roofer in the medium term (2-5 years). We also noted a few spalled brick faces which can be repaired in-situ at this time. Condition Rating 2.

Although the flashings are in fair condition, they have been unprofessionally installed and poorly bonded into the brickwork. This will reduce their longevity and they will be more likely to fail/slip out of position.



Photo - 3 Front chimney stack- worn pointing

D2 Roof Coverings

Main Roof:

1

The roof comprises a pitched and hipped structure, covered with interlocking concrete tiles. The underlay comprises bitumen felt.

The flashings between the main roof and parapet walls are of lead construction and have been unprofessionally installed. Their longevity will subsequently be limited (see Section D1). Replacing the flashings is likely to be costly and can wait until they fail. You should always choose reputable contractors to undertake repairs.

The observed roof covering appears in a serviceable state of repair, with no significant defects noted. Condition Rating 1.

Rear Outrigger Roof:

The roof to the original rear outrigger is pitched, covered with interlocking concrete tiles. The construction and condition is consistent with that of the main roof. Condition Rating 1.

Extension Roof:

The roof aspects to the extension comprise bitumen felt and fibreglass. Both are flat.

You should appreciate bitumen felt coverings typically have a life expectancy of 10-20 years, however, ongoing maintenance must be anticipated such as when leaks occur. GRP coverings can also be prone to early failure due to deficiencies when they are initially laid.

We noted no serious defects and both roof aspects are served by gutters. Given the age of the extension, we would expect there to be a guarantee covering the roof aspects and your legal advisor must confirm this (see Section H2). Condition Rating 1.



Photo - 4 Main roof covering- fair order



Photo - 5 Rear outrigger- fair order but a number of different flashings have been used around its perimeter and these can sometimes be difficult to bond

D3 Rainwater pipes and gutters

The rainwater goods are of PVC construction.

1

The surface water downpipes are assumed to discharge into the foul drainage system creating a “mixed” system which has existed for many years and is assumed not to contravene Local Authority requirements.

As it was not raining heavily at the time of our inspection, we cannot comment on the functionality of rainwater goods or surface water disposal. Gutters should be cleaned on a regular basis to avoid blockage, which can lead to water overflow onto wall surfaces and downpipe blockage.

Rainwater fittings were free of any significant defects. Condition Rating 1.

D4 Main walls

The main walls appear to be of traditional solid brick construction to the original building and cavity to the extension, with rendered finishes.

2

We advise solid walls do not have the insulation capabilities of more modern cavity walls, therefore condensation is more likely to occur on the inner surface as they are generally quite cold.

Cavity construction involves two skins which should be linked at regular intervals with metal ties. It has become clear in recent years, in many parts of the country, older metal wall ties have suffered from corrosion. We cannot confirm the presence and condition of any wall ties within the extension, however, we noted no indicative cracking which would suggest they are defective. Often the first indication of wall tie corrosion is evidenced by external horizontal cracking along mortar joints.

The cavity formed between the two skins became a useful place to position insulation within the walls. Generally speaking, walls built before 1990 are likely to hold little to no insulation. Regardless of when the walls were built, we cannot confirm the presence and adequacy of insulation. Where walls lack insulation, condensation is more likely to occur on the inner surface as they can be quite cold.

A damp proof course (DPC) is a waterproof layer built in or formed within the base of the walls to prevent ground dampness from rising. It is considered likely a damp proof course (DPC) would

have been incorporated within the structure, however the specific type could not be ascertained as it is concealed by internal and external wall finishes.

External Finishes:

Fine cracking was noted to the rear first floor window ledge but the damage to the front first floor window ledge is more prominent and cracks require filling and painting over by a reputable general contractor. If this is not undertaken, rainwater may pass through the fine cracks into the wall below the window openings. Condition Rating 2.

Render was noted to be in satisfactory order, with only some minor weathering noted. Render can be prone to cracking from time to time, and any cracks should be assessed for severity and subsequently made good to prevent water ingress. Condition Rating 1.

Structural Movement:

There are signs to suggest the property has been affected by past minor structural movement, as evidenced by minor distortion to openings and floors internally. So far as can be seen from this single inspection the movement appears longstanding, within acceptable tolerances and unlikely to be progressive. Condition Rating 1.

Parapet Walls:

Parapet walls are located at roof level. These structures are particularly exposed to the weather and require regular maintenance to ensure stability and weather tightness. The copings near the ridge point of the main parapet wall are missing/damaged. Localised repair is required by a reputable roofer in the next 12 months. Condition Rating 2.



Photo - 6 Damage to parapet ridge copings



Photo - 7 Front window ledge- fine cracking and flaking paint

D5 Windows

Windows are of uPVC framed double glazed construction. Most are thought to be circa 8-10 years old.

2

Double glazed windows fitted after April 2002 must either be installed by qualified contractors (FENSA or CERTASS registered) or alternatively the subject of Building Regulation approval obtained at the time of installation. Your legal advisor should request certification (see Section H1).

Double glazing has a limited life due to progressive deterioration and eventual failure of their

hermetic seals. This often occurs around 10-20 years after installation and is identifiable by unsightly misting/condensation between the panes. There were no signs of condensation between the double glazed panes at the time of inspection, however, the seals will deteriorate eventually. When this happens, there is no remedy other than to replace the affected double glazed panes. Enquiries should be made to see if there is an outstanding guarantee for the windows (see Section H2).

It is recommended that waterproof seals are maintained between window frames and adjacent walls to minimise the risk of damp penetration.

For some reason, the first floor rear bedroom window does not open even though the handle can be lifted. The unit requires repair by a reputable window fitter and this may be possible under an existing guarantee. Condition Rating 2.

No major defects were noted to the remaining windows and the skylight in the extension appears to be in fair order.

D6 Outside doors (including patio doors)

The main door is of timber construction and the rear door is double glazed uPVC framed.

1

It is recommended waterproof seals are maintained between door frames and adjacent walls in order to minimise the risk of damp penetration.

As with the windows, the same checks regarding installation and guarantee should be made for the double glazed doors (see Sections H1 and H2).

The doors were in satisfactory condition. Condition Rating 1.

D7 Conservatory and porches

Not applicable

NI

D8 Other joinery and finishes

Fascia and soffit boards are of timber construction.

1

All exterior timber work should be carefully checked for decay when redecoration is carried out, and repairs undertaken as found to be necessary. The external paintwork should be maintained to a good standard to reduce the dangers of timber decay. Woodwork at roof or eaves level is commonly affected by weathering and rot and the need for repairs must be anticipated.

The condition appeared satisfactory although a closer inspection may reveal areas of rot hidden from view. Condition Rating 1.

D9 Other

We have not made enquiries or site investigation to ascertain whether the property stands on "made up" or contaminated land. We strongly recommend you to satisfy yourself of this point either by direct enquiry or through your legal advisor enquiring of the Local Authority.

NI

E

Inside the property

Inside the property

Limitations on the inspection

Whilst we have taken all reasonable care, timber defects may exist in concealed areas.

No subfloor inspection was carried out, therefore we are unable to comment on the nature, extent or condition of the subfloor timbers.

Stored items in cupboards and unmoved furniture precluded a full inspection of these areas.

It is possible defects may exist in unseen areas.



E1 Roof structure

The roof frame is of traditional design typical for this type of building. Mid-span purlins of adequate size have been used to support the roof rafters, and these purlins are supported with struts. 2

There is inadequate ventilation to the roof void, as there should be, in order to prevent the possibility of damaging condensation occurring on the roof timbers or roof felt. We recommend ventilation provisions are improved by installing vented tiles in the main roof slopes. Condition Rating 2.

The insulation in the loft is of mineral wool construction laid to an adequate thickness. Condition Rating 1.

The visible areas of the roof frame are of traditional design for this type of building. There is no evidence of significant distortion although there is some slight deflection considered normal in a property of this age and type and to be within acceptable tolerances. Condition Rating 1.



Photo - 8 Main roof frame- fair order

E2 Ceilings

The ceilings are of plasterboard construction.

1

Plasterboard ceilings can crack at the joints between the boards and small areas of plaster can be dislodged by the nail fixings.

Overall, the ceilings are in fair condition accounting for a small number of fine cracks and blemishes which can be made good during routine maintenance. Condition Rating 1.

E3 Walls and partitions

Internal walls and partitions are of solid construction.

3

Systematic damp tests were made using electronic moisture meter and we noted above average readings to the section of external wall on the left-hand side of the first floor bedroom window. We believe this to relate to hygroscopic salt contamination from the chimney breast which has been removed in the past. Hygroscopic salts can contaminate plaster and brickwork, readily absorbing moisture from the air. Usually, localised replastering is required to mitigate the effects and this is likely to be needed here. Dampness is likely to be more prominent to this wall in colder months where there is more condensation (see Section I1). Condition Rating 3.

Elsewhere, we also noted a few light damp readings but these do not appear to be of significance.

Walls were free of any significant structural defect. Minor shrinkage cracks were noted in the plasterwork in a number of rooms, however, these are not considered to be significant in a property of this type and age. Condition Rating 1.

The property has been extended to the rear and your legal advisor must confirm all local authority consents and approvals were obtained (see Section H1).

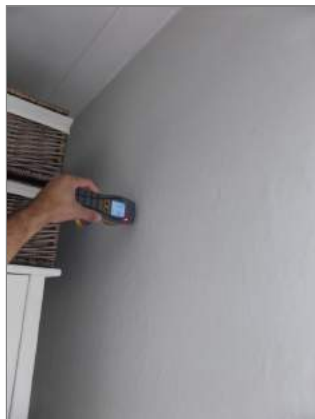


Photo - 9 Above average damp readings to rear bedroom external wall

E4 Floors

The ground floors are a mixture of suspended timber and solid concrete. The first/upper floor(s) are of suspended timber.

1

Solid Floors:

Many older solid floors (usually before the 1960s) do not have a barrier against dampness from the ground (called a damp-proof membrane or DPM), making them vulnerable to dampness.

It is not unknown for solid ground floors to subside or settle due to poor construction or deficiencies in the ground conditions beneath. We are unable to comment about the precise method of construction of the solid floors or the conditions beneath as those parts are all hidden from view. Evidence of settlement to the ground floor slabs is usually provided by gaps being visible around the perimeter of the rooms beneath the skirting boards.

Where inspected and walked upon, floors were firm-to-foot and tight to skirtings. There is some slight unevenness however this is considered to be within acceptable tolerances. Condition Rating 1.

Suspended Floors:

It is essential to maintain adequate ventilation beneath the timber ground floor to avoid moisture conditions which could lead to underfloor rot attack. This can be aided by ensuring subfloor vents are left free of obstruction and are periodically cleared through. It is impossible to inspect these areas without taking the floors up, which is outside the scope of this report.

Timber floors are often affected by dampness due to leaking pipes, condensation, etc which can encourage rot or insect attack. As we were unable to inspect the subfloor, the floors should be carefully examined when coverings are lifted.

Where walked upon, suspended floor surfaces were found to be generally firm and even to the tread with no signs of excessive spring or distortion. Some minor spring and unevenness was detected but this was considered to be within acceptable limits for domestic construction. Condition Rating 1.

E5 Fireplaces, chimney breasts and flues

We are unable to verify whether the flues within the breasts are lined throughout their heights. Should you intend to reinstate any of the original fireplaces, we recommend enquiry of this point be made of the seller through your legal advisor to confirm the situation. 1

We noted no significant defects to the remaining chimney breasts. Condition Rating 1.

The chimney breast associated with the third stack has been removed in the past and your legal advisor must confirm all local authority consents and approvals were obtained (see Section H1).

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

The kitchen units are modern and in satisfactory condition. No doubt you are conversant with the extent and condition of the kitchen fittings included within the purchase, therefore we do not propose to comment further upon same. Condition Rating 1. 1

The kitchen hob extractor unit must be switched on when washing up and cooking to reduce the build-up of condensation and fatty deposits.

No inspection has been made of built in appliances. If the condition of these is important to your purchase, then they must be fully serviced and tested by an appropriate engineer prior to legal commitment to purchase.



Photo - 10 Kitchen

E7 Woodwork (for example, staircase joinery)

Whilst a representative sample of timber has been inspected, the possibility of concealed defects being present cannot be entirely ruled out. 1

You should be aware that where internal joinery (such as skirting boards) is in contact with damp surfaces a rot conducive situation may occur which is not immediately apparent from a surface inspection.

A sample of doors were tested and found to be generally operating satisfactorily at the time of inspection. Some easing and adjusting may be found to be required. Condition Rating 1.

Internal joinery is of typical softwood construction and appears generally satisfactory. It is worn consistent with age. Condition Rating 1.

The staircase appeared securely wall fixed, having serviceable treads and risers however, due to the coverings, a full inspection was not possible. Condition Rating 1.

E8 Bathroom fittings

The bathroom fittings are relatively modern and appeared serviceable. It is important the flexible sealant is maintained at the junctions between the sanitary fittings and their surrounding wall surfaces to minimise the risk of water penetration. Grouting of tiles should be maintained for the same reason. Condition Rating 1. 1

The bathroom extractor fan was operational during the inspection and this must be switched on when using hot water appliances. There is no extractor in the en-suite WC.

Your legal advisor must confirm Building Control sign off was obtained for the installation of the en-suite WC (see Section H1).

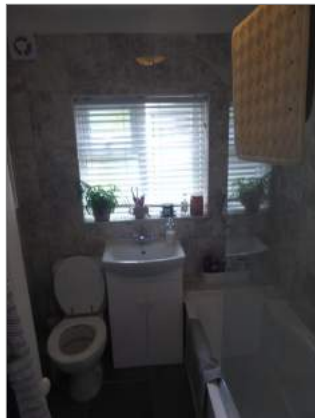


Photo - 11 Bathroom

E9 Other

We are not experts in fire safety and are unable to confirm how safe this property is in this respect. We recommend you appoint the London Fire Brigade to carry out a home visit prior to occupation. In recent times, this service has been offered free of charge. Further information can be found via the following link: <https://www.london-fire.gov.uk/safety/the-home/home-fire-safety-visits/> (see Section I3). Condition Rating 3.

3



Photo - 12 Rear bedroom

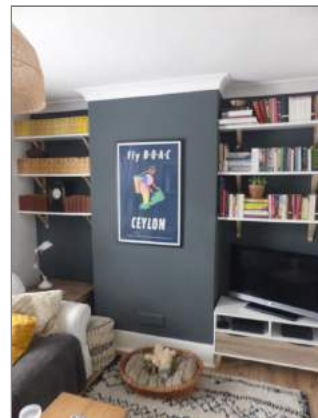


Photo - 13 Living room

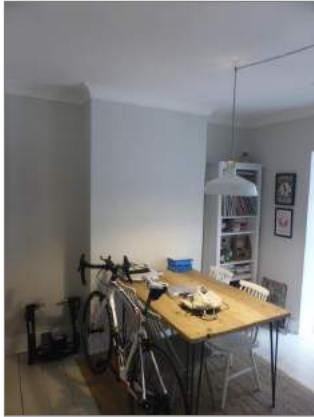


Photo - 14 Dining room

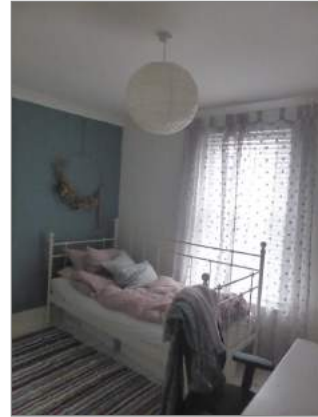


Photo - 15 Front bedroom

F

Services

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

F

Services

Limitations on the inspection

As per the RICS Home Survey Level 2, none of the services are tested. Where specialist tests are required to ensure services are in safe working order, the relevant section is automatically awarded a 'Condition Rating 3' due to the possible health and safety implications of untested systems. Where systems are found to be untested/unserviced, we will always recommend further investigation be undertaken before you enter into a legally binding contract.

Our visual inspection of the services was significantly limited to accessible areas only, therefore voids such as beneath floors, behind ceilings and wall finishes could not be inspected. An example could be when water pipework is below flooring (including when embedded into solid floors), where the discovery of leakages, if any, would not be possible.

Service installations have been visually inspected only and no tests have been undertaken. It is always recommended that prior to purchase you instruct suitably qualified contractors to provide tests and reports in respect of each of the main service connections. Alternatively, your legal advisor could obtain up-to-date test certificates.

It is not possible to verify the condition of the underground supply pipe from the Water Authority mains to the point of entry into the property. This length of pipework is typically the responsibility of the owner of the property.



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.*

Mains electricity supply is installed. The meter and consumer unit are located under the stairs.

3

The conduit position and whether or not conduit protects the in-wall electric cabling is unknown and no alteration should be made to the service except by properly qualified persons to avoid the risk of injury.

The observed wiring and fittings are of relatively modern style, nevertheless current guidelines advise electrical installations should be tested every 10 years or upon a change of ownership. This is to guard against DIY additions and alterations which may have been carried out since the last re-wiring/certification. We recommend a Periodic Inspection should now be carried out by a qualified electrician if certification is not available and any deficiencies ascertained should be rectified (see Section I3). Condition Rating 3.



Photo - 16 Modern consumer unit

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.

Mains gas supply is connected. The meter is located in the cupboard beneath the stairs.

3

We cannot confirm if the gas installation conforms to modern standards and regulations. Gas needs to be safety checked every year by an appropriately registered engineer. Your legal advisor should make enquiries into the service history and, if current certification is not available, the gas supply to be checked by the local Gas Company or Gas Safe tradesperson prior to legal commitment to purchase (see Sections H3 and I1). Condition Rating 3.

We did not in any way test the gas installation, however we noted no visible defects nor did we smell gas. Condition Rating 1.

F3 Water

Mains water supply is connected. Unfortunately, we could not locate the internal stopcock and enquiries should be made of the vendor as to its location (see Section H3).

3

In view of the many and continued changes to water regulations, it is not possible to confirm if all of the plumbing system conforms to current regulation and by-laws. Whilst such changes might well be of a technical nature, we recommend specific enquiry be made of the vendors through your legal advisor to ascertain whether any alterations to the internal plumbing have been made by unqualified contractors (see Section H3).

Where seen, plumbing is run in copper pipe although a number of areas are hidden from view. No significant defects were noted. We have not been able to inspect the water main inlet from the street into the property and we cannot confirm its condition or construction, which may be of lead and therefore a risk of poisoning and leakage exists. Given the age of the property, it is possible lead pipework may be present in areas which we could not inspect (see Section I3). Condition Rating 3.

F4 Heating

Central heating and domestic hot water are provided by the condensing combination boiler located in the kitchen.

3

The boiler holds basic controls.

We were unable to verify the output of the boiler and would stress no calculations have been made to verify its adequacy or functionality of the system. Furthermore, we are unable to verify whether the boiler is properly ventilated in accordance with current regulations.

Boilers of this type should be serviced annually by a registered engineer. Specific enquiries should be made through your legal advisor as to the service history of the installation and, if this is not supported by documented evidence, then it is recommended the installation is inspected by a registered engineer prior to legal commitment to purchase (see Sections H2 and I3). Condition Rating 3.



Photo - 17 Mid range combination boiler

F5 Water heating

Hot water is provided by the combination boiler.

3

The condition of the hot water system should be included in the recommended electrical and gas tests (see Section I3). Condition Rating 3.

F6 Drainage

We were unable to locate an inspection chamber within the grounds, therefore we are unable to ascertain the flow rate of the waste water or the presence of a blockage within the chamber. Regardless of whether we could inspect the chamber or not, we would not be able to confirm the condition of the underground drain lines which could always be subject to leakages in areas hidden from view. Leaking drains can lead to foundation damage and consequently subsidence, therefore a CCTV inspection would be prudent (see Section I1). Not inspected.

1

Where visible, above ground drainage consists of uPVC and cast iron construction. The general condition was reasonable. An old section of soil pipe remains at the rear but this is redundant. Condition Rating 1.

F7 Common services

None noted.

NI

G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

With regards to the site, only significant visible defects in boundary fences, walls and retaining walls, paths and drives are reported. Reference to potential hazards such as standing water, surface water flooding and tree roots are included only when these are readily apparent. We do not report on temporary timber buildings.



G1 Garage

Not applicable

NI

G2 Permanent outbuildings and other structures

Not applicable

NI

G3 Other

The property occupies a level plot.

1

The boundaries and grounds were in satisfactory condition with some general weathering noted. The ownership of the boundaries should be verified with your legal advisor (see Section I3).

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

Your legal advisor to confirm all necessary statutory and Local Authority consents and approvals were obtained for:

The rear extension.

The installation of any glazed units after 2002.

The removal of the chimney breast associated with the third stack.

H2 Guarantees

Your legal advisor should:

Confirm there are transferable guarantees in relation to the rear extension roof coverings.

Confirm if there is a transferrable guarantee attached to the double glazed units.

Confirm if there is a boiler maintenance agreement or similar warranty in respect of the central heating system installed which can be transferred.

H3 Other matters

Your legal advisor should:

Ascertain if there are any rights of way over the subject property in favour of third parties or statutory bodies of which we are not aware at the time of inspection.

Investigate the existence of any covenants or rights of way in relation to the property, and also as to the existence of any current planning applications with regard to adjoining properties or land.

We understand the property is to be sold freehold with vacant possession and we assume there are no covenants attached to the Title which would affect value.

Confirm ownership of the boundaries.

Ascertain whether any alterations to the internal plumbing have been made by unqualified contractors.

Confirm when the last Periodic Inspection of the electrical installation was undertaken.

Confirm when the boiler was last serviced and whether a current Gas Safe certificate is available.

Ensure home insurance is available on standard terms with no unduly onerous terms.

We are not aware of any other significant considerations affecting the property, however it is possible relevant matters may come to light as a result of the enquiries made by your legal advisor.



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

High dampness was noted to an area of the rear bedroom external wall. It is highly likely replastering will be required with a salt inhibitor.

The property stands on a subsoil that may contain clay, increasing the risk of ground movement.

A CCTV inspection of the underground drainage would be prudent.

I2 Risks to the grounds

Not applicable

I3 Risks to people

The electrical and gas installations should be tested by appropriately qualified specialists if current safety certificates are not available.

Given the age of the property, it is possible lead pipework may be present in areas which we could not inspect.

We recommend you appoint the London Fire Brigade to carry out a home visit prior to occupation.

I4 Other risks or hazards

No other matters

J

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

5604370

Qualifications

AssocRICS

Company

Smart Home Surveys

Address

312 Edinburgh House, 170 Kennington Lane, London, SE11 5DP

Phone number

020 3621 8800

Email

enquiries@smarthomesurveys.co.uk

Website

www.smarthomesurveys.co.uk

Property address

Example

Client's name

Example

Date the report was produced

8th February 2022

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

Signature

K

What to do now

Further investigations and getting quotes

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

Getting quotations

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

You should also:

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



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

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

The service

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

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

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

- make an informed decision on whether to go ahead with buying 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.

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) 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.
- **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 only) 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 only) 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 only) report will identify and list the risks, and explain the nature of these problems.

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 2 (survey only) service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation and reinstatement costs

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

3 Before the inspection – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

4 Terms of payment – You agree to pay the surveyor's fee and any other charges agreed in writing.

5 Cancelling this contract – You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015, in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.

6 Liability – The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

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

This report is for use in the UK.

Complaints handling procedure

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

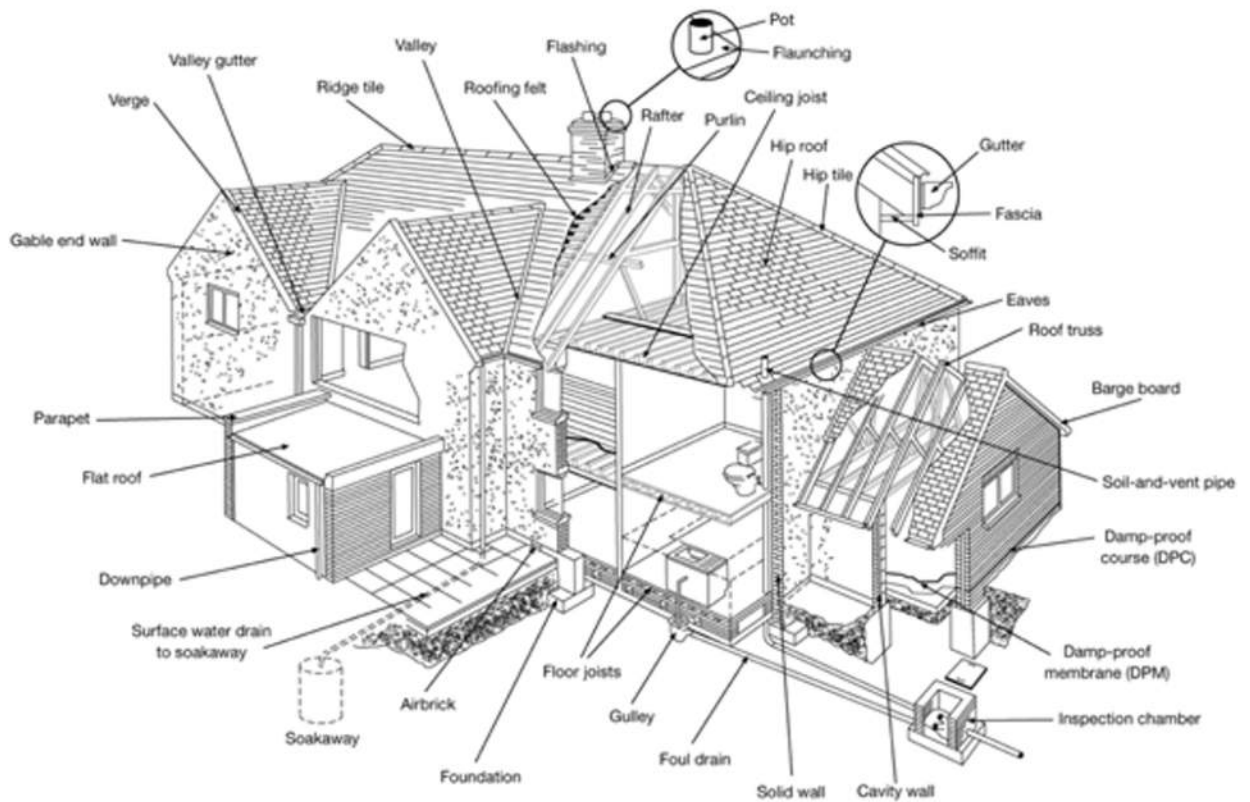
M

Typical house diagram

M

Typical house diagram

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



RICS disclaimer

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