



LEVEL 3

Your survey report

Property address

Example

Client's name

Example

Consultation Date

12th April 2022

Inspection Date

12th April 2022

Surveyor's RICS number

5604486

3

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A

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.

A

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.

 **Reminder**

Please refer to your **Terms and Conditions** report sent on the 12th April 2022 for a full list of exclusions.

About the inspection

Surveyor's name

Alexander Lynch AssocRICS

Surveyor's RICS number

5604486

Company name

Smart Home Surveys

Date of the inspection

12th April 2022

Report reference number

Example

Related party disclosure

We have no links with this transaction.

Full address and postcode of the property

Example

Weather conditions when the inspection took place

The weather conditions at the time of inspection were dry and clear, preceded by a period of mixed dry and wet weather.

Status of the property when the inspection took place

The property was occupied and furnished at the time of inspection. It must be appreciated that floor coverings, fixed units and unmoved furniture precluded inspection of hidden areas. The property has fixed floor coverings in some rooms.

All references in this report to right and left are to be taken as if the property is being viewed from the front.

B

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

We are pleased to advise you that in our opinion this property is, on the whole, a reasonable proposition for purchase. We found no evidence of any significant defects and cannot foresee any special difficulty arising on resale. There are, however, a number of further investigations and enquiries which we recommend you make prior to commitment to purchase (e.g. relating to testing of services).

With any property of this age, there is going to be an element of risk involved with the purchase. Although the survey was carried out as fully as possible, numerous areas of the building were concealed, increasing the risk of hidden defects, and you are advised to allow additional funds for contingencies. The majority of defects found within this property are not of immediate significance and can be attended to in due course (Condition Rating 2), however, there are a number of further investigations/enquiries that should be undertaken prior to commitment to purchase (Condition Rating 3).

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
D5	Windows
E5	Fireplaces, chimney breasts and flues
E9	Other
F1	Electricity
F2	Gas/oil
F3	Water
F4	Heating
F5	Water heating
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
D4	Main walls
E4	Floors
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)

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
D1	Chimney stacks
D2	Roof coverings
D3	Rainwater pipes and gutters
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
E1	Roof structure
E2	Ceilings
E3	Walls and partitions
E7	Woodwork (for example, staircase joinery)
E8	Bathroom fittings
G2	Permanent outbuildings and other structures
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

Further Investigations

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

The electrical and gas installations should be tested by appropriately qualified specialists if current safety certificates are not available (see Sections F1, F2 and F4).

CCTV inspection to be undertaken of underground drainage line (see Section F6).

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 three-storey, mid-terrace house.

The front of the property is roughly east facing.

Approximate year the property was built

1890

Approximate year the property was extended

Single storey rear and side-return extension; 2016

Mansard loft extension with additional rear dormer; 2016

Approximate year the property was converted

Not applicable

Information relevant to flats and maisonettes

Not applicable

Construction

The chimneys are of brick construction.

The main roof is pitched with flat roof to the rear dormer. Roof slopes are covered with slates and the flat aspect with a rubberised membrane. The ground floor extension roof is also flat and covered with a rubberised membrane. The bay roof is dome shaped, covered with fibreglass.

The rainwater fittings are of uPVC.

The main walls are assumed to be of solid construction to the original part of the building and cavity to the ground floor extension, with brick-faced and rendered elevations. The dormer walls are of timber framed construction, clad with slates.

The windows and external doors are of single and double glazed construction, generally set in timber frames.

Internally, the ceilings are of plasterboard and lath & plaster construction.

The internal walls are a mixture of solid and timber-stud construction.

The floors are of suspended timber and solid concrete construction.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
Lower Ground								1	Cellar
Ground	1			1	1			1	Kitchen dining area
First		3	1						
Second		2	1						

Means of escape

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/>.

The property has 3 storeys of accommodation, with the upper floors used as bedroom accommodation. It is, therefore, important to ensure a safe means of escape from the top floor and also the other floors.

The property has been fitted with a heat/smoke detection and alarm system across all floors. You must ensure the system is in sound working order prior to occupation and tested at least once a month.

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.

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

Energy efficiency rating

72 (C)

Issues relating to the energy efficiency rating

The property is reasonably energy efficient for its age. See Section J for specific energy advice.

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

See EPC report for energy matters.

C

Location and facilities

Grounds

The property has a private rear garden and front enclosure.

The property has access to street parking only.

Location

An established residential area convenient for local amenities.

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

Facilities

The property is in reasonable proximity of the usual suburban facilities.

Local environment

The soil type in this area contains clay and silt which is typical for properties in the locality. There is, however, an increased risk of foundation movement on shrinkable clay soils which can be exacerbated by the presence of trees growing within close proximity to the property (see Section I1).

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

Other local factors

None noted

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 adjacent public ground, from the ground floor extension roof, and from the windows within the property.

It is possible defects may exist in unseen areas.



D1 Chimney stacks

There are two brick chimneys, topped with clayware set in cement flashings. Waterproof flashings at the bases of the stacks are of metal. 1

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

The chimneys appeared in reasonable condition, with only some minor weathering noted. Condition Rating 1.



Photo - 2 The chimneys in fair order.



Photo - 3 Front chimney showing leadwork at base; all in fair order.

D2 Roof Coverings

The main roof is pitched with a flat roof to the rear dormer. Roof slopes are covered with slates, the flat aspect with a rubberised membrane. The ground floor extension roof is also flat and covered with a rubberised membrane. The bay roof is dome-shaped, covered with fibreglass. 1

Flat:

Modern polymer coverings have a longer life expectancy than traditional felt and glass-reinforced plastic coverings, and are able to withstand extremes of temperature better. They will typically last in excess of 35 years, however, routine maintenance must always be anticipated and repairs

should only be undertaken by contractors experienced in working with such a material.

The roof coverings appeared in satisfactory condition, with no concerning defects noted. Condition Rating 1.

Pitched and domed:

Box gutters are formed at the bases of the main roof slopes, lined with fibreglass. Box 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.

The roof slates appeared in a serviceable state of repair, with no significant defects noted. Box gutters also appeared in fair order, however, we cannot confirm the condition of the concealed surface pipe which connects the two, and we assume this is directed through the loft floor. Should this pipe leak then accessing it will likely be disruptive, possibly involving the need to open up the loft floor or the ceiling beneath. Condition Rating 1.

The domed bay roof covering also appeared in fair order. Condition Rating 1.



Photo - 4 Adequate, well-sealed detail around kitchen roof light.



Photo - 5 Wide shot of kitchen extension roof (1).



Photo - 6 Wide shot of kitchen extension roof (2).



Photo - 7 Main roof slates in fair order.



Photo - 8 The front box gutter, sloping into drainage outlet.



Photo - 9 The rear dormer covering; note drainage channel down left-side.



Photo - 10 The rear dormer drainage channel connecting into the rear box gutter.

D3 Rainwater pipes and gutters

The rainwater goods are of uPVC construction.

1

Box gutters are formed at the bases of the main roof slopes and direct surface water into the underground drainage system. We cannot confirm the condition of the concealed surface water pipe which connects the two box gutters, and we assume this is directed through the loft floor. Should this pipe leak then accessing it will likely be disruptive, possibly involving the need to open up the loft floor or the ceiling beneath.

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

Main walls:

2

The main walls are assumed to be of traditional solid brick construction to the original building and cavity to the extension, with brick-faced and rendered elevations.

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, that 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.

Wall finishes;

Brickwork and render were noted to be in satisfactory order, albeit there is some minor cracking in the render at the top of the front wall which will require making good as part of future maintenance. 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 2.

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.

Dormer walls:

The dormer walls are of timber frame construction, with slate elevations.

This structural frame is not visible, but typically comprises a section of studwork, being faced on the inner skin with exterior grade plywood. The sheathing is then faced with a breather type moisture barrier and internally plasterboard is laid as a dry lining over a polythene vapour barrier. The weatherproofing relies upon the waterproof membranes being complete and these cannot be seen without carrying out an intrusive investigation. We cannot confirm the insulation levels within the walls.

The brickwork was in reasonable condition, with only some minor weathering noted. The lead lashing to the back bedroom window sill has not been treated with patination oil, however, and

consequently, white-run marks can be seen here - albeit only minor and cosmetic in nature. Condition Rating 2.



Photo - 11 Dormer wall slates in fair order.



Photo - 12 Minor cracking in render at top of front wall.



Photo - 13 Brickwork at front of property in fair order.



Photo - 14 White run marks from back bedroom window sill flashing.

D5 Windows

The windows are a mixture of single and double glazed units, mostly set in timber frames but plastic to the kitchen roof lights.

3

Double glazed (advisory):

The windows appear roughly 6 years old. 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 its hermetic seals. This often occurs around 10-20 years after installation and is identifiable by unsightly misting/condensation between the panes. 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).

Single glazed (advisory):

Single glazed windows are likely to have poor thermal and sound insulating properties. They also provide less security than double glazed alternatives.

Condition and action:

The kitchen roof lights functioned adequately at the time of inspection and you should ensure the vendor leaves the remote control with them. We have to advise, however, that we have not undertaken an assessment of the electrical components (see Sections F1 and I3). Condition Rating 3.

The general condition was satisfactory and no significant defects were noted. It is recommended waterproof seals are maintained between window frames and adjacent walls to minimise the risk of damp penetration. Condition Rating 1.



Photo - 15 Timber single glazed sash window in sound order.



Photo - 16 The kitchen roof light control.



Photo - 17 The kitchen roof lights operated adequately.

D6 Outside doors (including patio doors)

The external doors are of timber construction to the front and timber double glazed to the rear.

Energy efficiency:

Timber doors of this type tend to have poor sound-insulating and thermal properties. Their lack of

1

thermal insulation can often lead to condensation and black spot mould formation on and around the surrounding internal surfaces.

Security:

The front door has two BS:3621 5-Lever deadlocks fitted, however, the latch box is not BS rated. The back door is fitted with a deadlock, however, doesn't have a BS:3621 rating.

Condition and action:

The doors were in reasonable condition, however, the back door' would benefit from fitting with a stop and can also be a little awkward to open from an external perspective once closed completely. The front door letter box is also loose. It is recommended waterproof seals are maintained between door frames and adjacent walls in order to minimise the risk of damp penetration. Condition Rating 1.



Photo - 18 Front door latch box is not BS:3621 rated.



Photo - 19 BS:3621 rated 5-Level dead lock to front door.



Photo - 20 Back door collides with adjacent frame due to lack of stop.



Photo - 21 Back doors pull together making the a little awkward to open from an external perspective.



Photo - 22 The front door letter box is loose.



Photo - 23 Otherwise, the back doors operated adequately.

D7 Conservatory and porches

Not applicable

NI

D8 Other joinery and finishes

Fascia and soffit boards are of timber and uPVC construction. The condition appeared satisfactory although a closer inspection may reveal areas of rot to the timber sections where hidden from view. Condition Rating 1.

1

Paint applied to the likes of render and window sills/surrounds was in fair order. Condition Rating 1.

D9 Other

Where works are required at first-floor level and above this is likely to require a scaffold, increasing the cost of repair(s).

NI

E

Inside the property

E

Inside the property

Limitations on the inspection

Due to the loft conversion, the main roof structure was only partly available for inspection.

Boarding of joists in the loft floor and foil lining to the undersides of roof slopes prevented the ability to identify insulation within the roof structure.

Fittings precluded inspection of surfaces they are fitted against.

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

Inspection of the subfloor was limited to being carried out from the cellar, and the majority of timbers were not accessible.

It is possible defects may exist in unseen areas.



E1 Roof structure

The accessible part of the main roof:

1

The roof frame is of traditional design typical for this type of building. There is a loft ladder fitted, the floor has been boarded for storage reasons, and a light has been fitted.

Insulation can only have been laid to an approximate depth of 100mm within the boarded loft, however, it also appears that rigid insulation has been fitted behind the foil lining secured to the underside of the roof slopes.

There is no evidence of any significant distortion to the roof structure. Condition Rating 1.

Other roofs:

It is not possible to confirm the precise construction of the roof structures. Without opening up the structures, we cannot determine whether vapour barriers or adequate insulation and ventilation are provided, nor can we confirm the condition of the concealed timbers. From a limited inspection, we saw no indication of structural deficiency. Not inspected.



Photo - 24 Sectional thickness of loft floor could only allow for circa 100mm insulation.



Photo - 25 Foil lining to underside of roof slopes appears to hold rigid insulation board behind.



Photo - 26 Wide shot of main roof structure.

E2 Ceilings

The ceilings are a mixture of lath and plaster, and plasterboard construction.

1

Lath and plaster ceilings are formed by applying plaster over narrow wooden strips known as laths, fixed to the underside of the ceiling joists. The quality of the plaster is variable, often reinforced with horse hair. These ceilings are vulnerable to cracking and loosening as they age. Due to the relatively fragile nature of this type of ceiling, failures can occur suddenly, without warning. You should be aware that when decorative finishes are removed then areas of ceiling plaster may require repair or renewal. At the time of our inspection, the ceilings showed no on-surface indication to indicate immediate stress or the need for replacement. The risk of failure will increase with time, and you are advised to budget for future repair and replacement work.

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

The general condition was satisfactory. Condition Rating 1.

E3 Walls and partitions

Internal walls and partitions are of solid and timber stud construction.

1

The ground floor layout has been opened up. Your legal advisor should confirm all necessary statutory and Local Authority consents and approvals were obtained (see Section H1).

Systematic checks for dampness were made with an electronic moisture meter and we found no widespread issue. Condition Rating 1.

Walls were free of any significant structural defects. Condition Rating 1.



Photo - 27 Dry moisture reading (1).

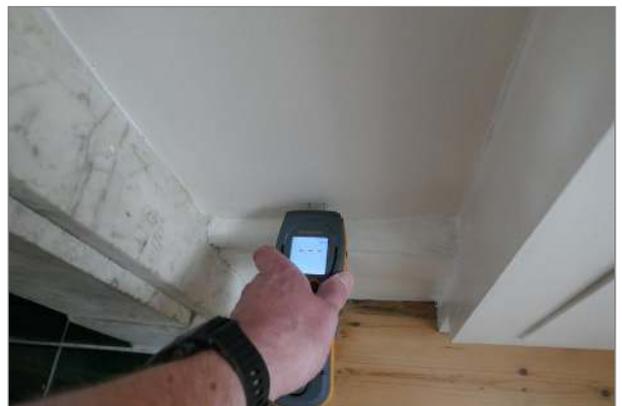


Photo - 28 Dry moisture reading (2).

E4 Floors

The ground floor is a mixture of suspended timber and solid concrete construction, the upper floors of suspended timber.

2

Timber:

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 sub-floor, the floors should be carefully examined when coverings are lifted.

We noted indications of beetle infestation to exposed floorboards. The infestation appeared historic, however, it is possible areas concealed from view may be active (e.g. to the underside of floorboards). Your legal advisor to confirm whether any treatment works have been carried out and if these are backed with a meaningful guarantee (see Section H2). It would be prudent to appoint a reputable Property Care Association contractor to investigate further by way of lifting floorboards. Not inspected.

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 sub-floor 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. Vents to the front are partially blocked with paint and should be cleared through with the likes of a narrow file. We cannot confirm how well ducted through the kitchen extension vents are to the original rear vents.

Condition Rating 2.

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 were detected but this was considered to be within acceptable limits for domestic construction. Condition Rating 1.

Concrete:

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.

Where inspected and walked upon, floors were firm-to-foot and tight to skirtings. Condition Rating 1.



Photo - 29 Partially blocked front, sub-floor vent.



Photo - 30 Rear vents should be ducted to the original rear vents. Nice detail where a drainage channel is present before the vents.



Photo - 31 Old beetle tracks to exposed floor boards.

E5 Fireplaces, chimney breasts and flues

The original outrigger chimney breasts have been removed. Your legal advisor should confirm all necessary statutory and Local Authority consents and approvals were obtained (see Section H1).

3

All other chimney breasts appear to remain within the property; generally disused and fitted with mock fireplaces, however, we understand the living room front fireplace is in working order.

The fireplace was not in use at the time of our inspection, therefore we are unable to comment on

its practicality or efficiency in use. It has also not been possible to verify whether the flue within the breast is lined throughout its height and adequately swept. We recommend enquiry of this point be made of the seller through your legal advisor to confirm the situation (see Section H3). Condition Rating 3.

Where visible, chimney breasts were in satisfactory condition, however, we are unable to verify whether the flues within the breasts are lined throughout their heights. Condition Rating 1.



Photo - 32 The main living room fireplace.

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

Built-in fittings are built into various rooms and are a mixture of styles and ages. They were in serviceable condition, however, we noted a loose hinge to a cupboard within the front, first-floor bedroom. Condition Rating 2.

2

The kitchen units are relatively modern and were 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.



Photo - 33 The loose front-bedroom cupboard hinge.



Photo - 34 The kitchen fittings (1).



Photo - 35 The kitchen fittings (2).

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.

Internal joinery is of typical softwood construction and appears generally satisfactory. Condition Rating 1.

The staircases appeared securely wall fixed, having serviceable treads and risers. Condition Rating 1.

Internal doors were tested and were found to be generally operating satisfactorily at the time of inspection. Condition Rating 1.

E8 Bathroom fittings

The sanitary 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. The grouting of tiles should be maintained for the same reason. Condition Rating 1.

1

As there are no windows serving the WC, the room relies on its extractor fan to help mitigate issues with condensation. The fan is relatively modern, however, we are unable to confirm its efficiency. Not inspected.

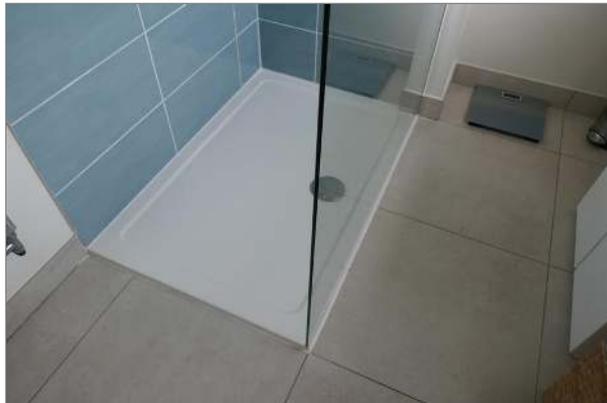


Photo - 36 Adequate sealant around shower tray.

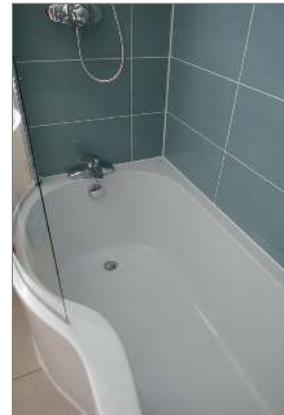


Photo - 37 Adequate sealant around bath.

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

The heat/smoke detection and alarms must be tested prior to occupation (see Section I3). Condition Rating 3.

Cellar:

There is a small cellar accessed via the entrance hallway.

Cellars are typically damp environments and problems with damp masonry, floors and, in severe cases, flooding can occur from time to time.

The cellar was in reasonable order. There is some minor dampness however this does not appear to be of real significance. Condition Rating 2.



Photo - 38 The cellar (1); some minor dampness, however, relatively dry by general standards.



Photo - 39 The cellar (2); some minor dampness, however, relatively dry by general standards.

F

Services

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

Services

Limitations on the inspection

As per the Description of 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 in the cellar.

3

The conduit position and whether or not a 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 and we are informed the property has been re-wired. Your legal advisor should confirm what work has been carried out and, if necessary, whether a certificate is available confirming the work has been tested and passed to Part P of the Building Regulations. If no certificate is provided, the system should be tested prior to legal commitment to purchase. Current regulations recommend testing every 10 years for owner occupation, 5 years for rental properties, or upon a change of ownership (see Sections H1 and I3). Condition Rating 3.



Photo - 40 The 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 and 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 I3). Condition Rating 3.

F3 Water

Mains water supply is connected. The internal water stopcock appears to be located in the cellar, however, this was not tested in accordance with our terms of engagement.

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).

A substantial pump has been fitted in the cellar to optimise water pressure. This must be serviced in line with its manufacturer's guidance (see Section I3). Condition Rating 3.

Where seen, plumbing is run in copper pipe although a number of areas are hidden from view. No significant defects were noted and water pressure was considered sound, however, we have not been able to inspect the water main inlet from the street into the cellar 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 that we could not inspect (see Section I3). Condition Rating 3.



Photo - 41 The pressure cylinder.



Photo - 42 The stopcock; just about visible in the distance at the front of the cellar.

F4 Heating

Central heating and domestic hot water are provided by the condensing combination boiler located in the first-floor bathroom. The boiler holds programming controls and there was also a separate thermostat located in the kitchen at the time of inspection. Radiators have been fitted with TRVs.

3

We were unable to verify the output of the boiler and would stress no calculations have been made to verify the 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 - 43 The boiler.



Photo - 44 The thermostat.

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

Below ground:

3

We were unable to locate an inspection chamber within the grounds, therefore we are unable to ascertain the flow rate of the wastewater 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 go undetected for months without showing any signs, eventually leading to issues with subsidence and rising dampness. A CCTV drainage survey is therefore recommended by a reputable drainage contractor (see Section I1). Condition Rating 3.

Above ground:

Where visible, above-ground drainage consists of uPVC construction. The general condition was satisfactory, however, there are some minor leaks from above ground drainage pipes at the rear of the building which need repair by a plumber. Condition Rating 2.



Photo - 45 Stain to waste pipe where leakage has been occurring.



Photo - 46 White stain to soil pipe joint where slight leakage has occurred.

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.

1 2 3 NI

G1 Garage

Not applicable

NI

G2 Permanent outbuildings and other structures

There is a small store in the back garden, with brick walls under a felted roof.

1

The general condition was satisfactory. Condition Rating 1.

G3 Other

There are mature trees growing near to the property. Whilst no associated damage was noted, trees can cause damage to structures and services built on or within shrinkable subsoils (see Section I1).

1

The boundaries and grounds were in reasonable condition, with only some general weathering noted. The ownership of the boundaries should be verified with your legal advisor (see Section H3). Condition Rating 1.



Photo - 47 The back garden in fair order (1).



Photo - 48 The back garden in fair order (2).



Photo - 49 The garden store.



Photo - 50 The front pathway in sound order.

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 single-storey rear and side-return extension.

The loft extension.

The installation of any glazed units after 2002.

The opening-up of the ground floor layout.

The removal of the outrigger chimney breasts.

Alterations to the electrical installation.

H2 Guarantees

Your legal advisor should:

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:

Grounds:

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 to the existence of any current planning applications with regard to adjoining properties or land.

Confirm ownership of the boundaries.

Tenure:

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.

Test certificates:

Ascertain whether any alterations to the internal plumbing have been made by unqualified contractors. Also, confirm the cold water pressure cylinder has an up to date test certificate.

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.

Home insurance:

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

General comment:

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

CCTV inspection to be undertaken of the underground drainage line.

The property stands on a subsoil that may contain clay, increasing the risk of ground movement. Trees growing in influencing distance of the main building can cause foundation damage.

I2 Risks to the grounds

We found no sign of Japanese Knotweed or other invasive species within the grounds, however, such plant growth may have been concealed or covered at the time of our inspection.

I3 Risks to people

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

We recommend you appoint the London Fire Brigade to carry out a home visit prior to occupation. Smoke alarms should be tested at the earliest opportunity and periodically thereafter.

Properties of this age and type are likely to contain asbestos-based materials. When maintenance work, building improvements or alterations are undertaken, you should be mindful of the possibility of asbestos. If found, a licensed contractor will need to be employed for its removal/disposal and this could be costly.

Given the age of the property, it is possible lead pipework may be present in areas that we could not inspect (e.g. incoming main). Also, ensure the cold water pressure cylinder has an up to date test certificate.

I4 Other risks or hazards

No other matters

J

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

Solid walls are notoriously difficult to insulate; external insulation can be installed, however, this can often mask cracking and lead to issues relating to dampness. Such an installation would also require Building Regulation approval.

Replacing single glazed windows with double glazed and the front door with a double glazed unit, or at least a heavy curtain behind it, will improve the energy efficiency of the building.

J2 Heating

Heating is provided by the system described in Section F4. Subject to passing the next service, the system is expected to perform in a reasonable manner. We have not been able to verify the output of the boiler and we would stress no calculations have been made to verify its adequacy. Keeping a property well heated throughout is important to mitigate issues with condensation, which can lead to unsightly black mould staining, degradation of the building's fabric and health issues.

J3 Lighting

The use of energy-saving bulbs in all outlets would improve the energy efficiency of the building.

J4 Ventilation

As with insulation and heating, ventilation is essential throughout a property to mitigate issues with condensation etc. The control of condensation can generally be achieved by ensuring the property is kept well insulated, heated and ventilated. The addition of good quality modern extractor fans in kitchens and bathrooms are a good way of achieving this. Opening the windows, whenever possible, is also a good way of allowing the property to breathe and stay well ventilated.

J5 General

No other matters

K

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

5604486

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

18th May 2022

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

Signature



L

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.

M

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.

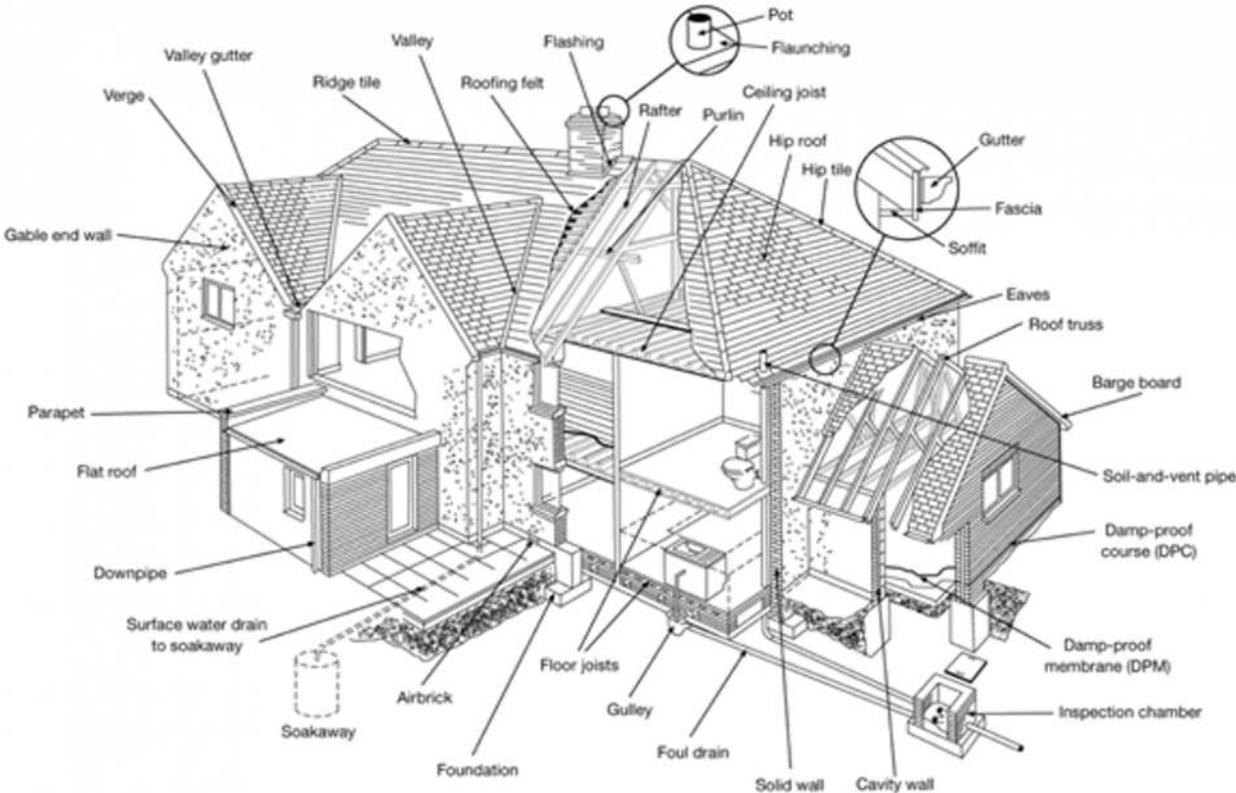
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Typical house diagram

N

Typical house diagram

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



RICS disclaimer

You should know...

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