LEVEL 2

Your survey and valuation report

Property address

Client's name

Consultation date

Inspection date

Surveyor's RICS number

1140596

2

Contents

A

About the inspection and report

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

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

A About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying the property
- make an informed decision on what is a reasonable price to pay for the property
- take into account any 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 are not covered by these terms and conditions, and must be covered by a separate contract.

About the inspection

- We only carry out a visual inspection.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We 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**, that were sent to you at the point you (the client) confirmed your instructions to us (the firm), for a full list of exclusions.

A About the inspection

Surveyor's name

Richard Lake

Surveyor's RICS number

1140596

Company name

Edwin Lake Ltd

Date of the inspection

Report reference number

ELCS-2625

Related party disclosure

Not applicable.

Full address and postcode of the property

Weather conditions when the inspection took place

During the inspection the weather was fine and dry. Changeable conditions had persisted prior to the inspection.

Status of the property when the inspection took place

The property was occupied and fully furnished at the time of inspection.

B

Overall opinion

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

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

Important note

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

B Summary of condition ratings

Overall opinion of property
Subject to the advice and recommendations contained within this report, the property is a reasonable proposition for purchase. It is a fairly substantial house offering attractive accommodation and with the benefit of off-street car parking to the left side. Normal maintenance will be required in respect of internal and external elements. External Elements Externally this should include normal maintenance of the chimneys, roof coverings and rainwater fittings. These elements are in satisfactory condition at present. The roof structure would benefit from further strengthening as there are signs of weakness in relation to the timbers, possibly due to past re-covering using a heavy concrete tile. There are signs that the property has been affected by a degree of structural movement in the past with slight recent cracking noted to the walls internally and externally. This could be related to the normal seasonal movement which affects buildings of this type but there are greater risks due to the fact that it is located on the end of a terrace and there are trees growing close by to the left rear. Traffic vibration could also potentially cause cracking to properties of this type which have shallow foundations. The stonework to the front and the brick finishes to the left side walls are satisfactory although the render finishes to the rear are poor and will need to be renewed soon. Most of the windows and the rear doors are of modern construction and they are in satisfactory condition. The front door is of traditional timber construction and the single-glazed timber window adjacent is showing signs of age. Internal Elements Internally the property is generally well presented and no urgent repairs are required in respect of walls, ceilings or floors. Some of the older lath and plaster ceilings will need to be repaired or replaced if and when paper finishes are removed. As a precautionary measure, it would be prudent to check hidden floor timbers for signs of wood-beetle activity and also to install extra sub-floor air vents. Internal joinery, kitchen and sanitary fittings are in satisfactory condition overall. Services It is recommended that you obtain a full electrical test and report undertaking all recommendations for improvement including installation of a good quality fire detection and alarm system. It is also important to arrange for the central heating boiler to be checked and serviced on an annual basis and older radiators will need to be replaced over time. Most of the underground drainage pipes and water pipes leading into the property were hidden from view and could not be checked. The plastic drainage pipes which were visible close to the rear extension were found to be in satisfactory condition. Outside The property benefits from gardens to the front and rear and space for off-street car parking to the left side. The gardens have been well maintained and most of the boundaries are in satisfactory condition. It may however be necessary to repair or reconstruct the old retaining wall to the far rear which has not benefited from recent maintenance. Any significant works will be expensive.

B Summary of 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'.

R Documents we may suggest you request before you sign contracts

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

Element no.	Document name	Received
-	Building Regulation approval for construction of the rear extension.	
D2	Building Regulation approval / Competent Persons Scheme certification for re-covering of the roof.	
D4 / D5	FENSA certification for replacement windows and the rear doors.	
F4 / F5	Commissioning documentation and service records for the gas central heating boiler.	

3 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	Comments (if applicable)
F1	Electricity	
F2	Gas / oil	
F4	Heating	
F5	Water heating	

B Summary of condition ratings

2 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	Comments (if applicable)
D4	Main walls	
E1	Roof structure	
E2	Ceilings	
E3	Walls and partitions	
E5	Fireplaces, chimney breasts and flues	
E8	Bathroom fittings	

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	Comments (if applicable)
D1	Chimney stacks	
D2	Roof coverings	
D3	Rainwater pipes and gutters	
D5	Windows	
D6	Outside doors	
D8	Other joinery and finishes	
E4	Floors	
E6	Built in fittings	

B Summary of condition ratings

E7	Woodwork	
F6	Drainage	
G2	Permanent outbuildings and other structures (garden store)	

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
F3	Water

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C About the property

Type of property

The property is a two-storey end-terraced house. There is a single storey extension to the rear.

Approximate year the property was built

The property was built in around 1900.

Approximate year the property was extended

The rear extension was built in around 2006.

Approximate year the property was converted

Not applicable.

Information relevant to flats and maisonettes

Not applicable.

Construction

The property is of conventional construction with stone, brick and rendered masonry walls beneath a timber-framed roof which has concrete tile coverings. Internal floors are of both suspended timber and solid construction. Internal walls are of both masonry and timber-framed construction.

Accommodation

	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Ground	2			1	1	1		
First		3	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

D66

Issues relating to the energy efficiency rating

The Energy Performance Certificate (EPC) appears to provide a reasonable assessment of the energy efficiency. Some improvements have been made since the certificate was provided including installation of additional loft insulation. Also it appears that there is insulation fitted beneath the timber floors contrary to the assessment in the EPC.

In my opinion, fitment of external wall insulation would not necessarily be recommended. The recommendation for solar water heating would bring only minimal financial benefit.

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)

Not applicable.

Other energy matters

Not applicable.

C Location and Facilities

Grounds

The property is located on a level plot with gardens to the front and rear. There is space for off-street car parking to the left side.

Location

The property is situated in an established residential area of similar type housing.

Facilities

There is a good range of local amenities close by in Weston and Newbridge. Comprehensive leisure, shopping and travel facilities are available in Bath city centre approximately one mile distant.

Local environment

The property is not in a former coal mining area.

The property is not in a flood risk area (rivers or sea).

The property is in an area affected by raised levels of radon gas which is harmful to health. It should be tested and preventative measures installed if necessary.

The property was built on the site of or on the edge of a former quarry and possibly on filled / made-up ground. This could increase the risk of structural movement.

Subsoils / bedrock include lias limestone and mudstone. Mudstone is normally a mix of silt and clay.

It is recommended that a detailed environmental report be obtained to provide further information in relation to past land use, mining, flood (surface / ground water) and other environmental factors. This is important because the area has a history of industrial land use and quarrying.

D

Outside the property

D Outside the property

Limitations on the inspection

The right side roof of the rear extension was not visible.

D1 Chimney stacks

1 2 3 NI

There are two chimneys to the left side of the property and a third shared chimney to the right rear. The chimney to the front right is assumed to be the responsibility of the neighbouring property. Condition rating 1. **1**

The masonry of the chimneys is in satisfactory condition and the stacks have been repaired and repointed in recent years. No further repairs are required as present.

The flashings around the base of the chimneys are of lead construction. They are neatly formed and appear satisfactory however leakage from around the base of chimneys is common and it is highly likely that problems of water ingress will appear around the left side chimneys given the position of the chimneys relative to the left side roof slope. Staining was noted to the upper chimney breasts in both bedroom one and bedroom two as a result of past leaks.

The chimney pots and detailing around flue outlets appear satisfactory with no repairs required at present.

Future maintenance of the chimneys should be carried out by a good general building contractor. Scaffold access will be required. Failure to maintain the chimneys will result in deterioration of the masonry, leaks and dampness inside.

D2 Roof coverings

The roof coverings consist of concrete tiles with a modern synthetic underlay beneath. Condition rating 1. **1**

The roof coverings have been recently overhauled and the underlay beneath the tiles is of a modern type. The tiles were reused when the roof was repaired, however they should still have a satisfactory life expectancy. Leadwork around the edge of the roof and around the chimneys is neatly formed and in satisfactory condition. The ridge and hip tiles are secured using a dry-fix system.

A Building Control regularisation certificate has been provided for the recent works. See Section E1.

The roof of the rear extension has slate coverings externally. These are relatively modern and subject to maintenance, they will have a satisfactory life expectancy. There is a synthetic underlay beneath the slates. Possible maintenance may include repointing or re-bedding of hip and ridge tiles in new mortar and maintenance of the flashings between the slates and the main rear wall of the property. The right side roof of the rear extension was not visible.

The small flat roof of the front bay has lead coverings externally. Wrinkles indicate thermal stress and splits are likely to occur resulting in leaks. The rainwater outlet is blocked and should be cleared as soon as possible. It is recommended that you budget for replacement of the lead coverings in the short or medium term.

Roof maintenance should be carried out by a good general roofing contractor. Failure to maintain the roof coverings will result in problems of water ingress and dampness inside.

D Outside the property

D3 Rainwater pipes and gutters

Rainwater pipes and gutters are of plastic construction. Condition rating 1.

The fittings are modern and appear to be in satisfactory condition. They should be regularly checked in heavy rain to help prioritise maintenance. This may include resealing of joints, maintenance of fixings and clearance of any leaves or debris from inside gutters and pipes.

It was noted that water draining from the roof of the right side neighbouring property is directed into the gutters of the subject house. Consequently, there will be a greater volume of rainwater than would otherwise be the case.

There are two downpipes to the front and rear. The pipes have connections leading into underground pipes. It is not possible to comment upon the adequacy of arrangements for water disposal or the condition of underground pipes and the need for repair cannot be ruled out. Pipework visible in the inspection chamber to the rear was found to be in satisfactory condition.

If necessary, an additional downpipe could be fitted to the left side of the property although this will require suitable arrangements for rainwater disposal, probably in the form of a new soakaway or new connections to existing underground pipes.

Maintenance should be carried out by a specialist guttering company or a good general builder. Failure to maintain the gutters and pipes will result in overspill, leaks and possible dampness inside.

1

D4 Main walls

The walls are of stone, brick and rendered masonry construction. The main walls of the property measure approximately 250mm in thickness and are of solid construction. The cavity walls of the rear extension measure approximately 310mm in thickness. Condition rating 2.

<u>Main Walls</u>

The property has been affected by a degree of structural movement. It is situated on the end of the terrace and lacks support from any neighbouring property to the left side. There are trees growing close by to the left rear and traffic vibrations from the main road could also result in cracking. Cracks are likely to occur due to changes in moisture content of the soil and thermal factors. It appears that the house was built on or on the edge of a former quarry and this could present additional risks due to possible made-up ground. Sometimes old quarries were filled with contaminated material. See Section I.

Cracking was noted around the front bay and around the left rear corner of the property. The cracks have been repaired and repointed in the past although they have reopened slightly and some of the internal cracking has occurred since last redecoration.

The cracks are probably the result of a combination of the factors mentioned above and due to the fact that the property will have been built with shallow foundations. Bay windows are often seen as a weak point in properties of this age. In the first instance, it is recommended that trees growing close by be removed and the cracks observed for further movement.

If any significant cracks appear, you must obtain further advice from a qualified Structural Engineer who will be able to monitor the cracks and investigate foundation construction and ground conditions. The Structural Engineer will be able to advise on repair options if necessary. It is often recommended that bay windows be underpinned and strengthened with the installation of helical metal ties. Underpinning of the main walls would likely be considered as a last resort but is not uncommon where properties have been built on filled ground.

2

D Outside the property

There are no obvious signs of problems in respect of the visible lintels above window and door openings however the beam which supports the upper front wall above the bay should be checked when the flat roof coverings of the bay are replaced and the beam should be repaired or upgraded if necessary. Lintels above window openings to the main rear wall should be checked when the render finishes are replaced.

Externally the stonework to the front wall of the property is in generally satisfactory condition with no urgent repairs required. The brickwork to the left side has been repointed and again, it is in satisfactory condition.

The render finishes to the main rear wall have been patch repaired in the past and areas of hollow render were detected. It is recommended that the render be removed, that the masonry beneath be repaired and that a new lime render be provided. Removal of the render may reveal cracks to the masonry beneath. Old / historic cracks can be stitch repaired using helical metal ties. You should obtain written quotations before purchase.

There is a bitumen damp-proof course in the front wall. Elsewhere the damp-proof courses were concealed from view.

Extension Walls

The left and rear walls of the rear extension are of cavity masonry construction. Condition rating 1.

These walls will have been built to a better standard than the main property with deeper foundations and more satisfactory damp-proofing precautions. No signs of cracking or other problems were noted and the render finishes are in satisfactory condition.

Old maps indicate that the extension replaced an existing structure which was probably poorly built or may have suffered from structural movement.

D5 Windows

The windows are of mostly double-glazed PVC construction with a roof-light window to the far right rear and with a single-glazed timber window adjacent to the main entrance door at the front. Condition rating 1.

1

The PVC windows are probably of varying age however they are in satisfactory condition overall. A selection of windows was opened and closed as in normal use and no defects were noted.

Double-glazing units can have a limited life expectancy due to deterioration of the edge seals which results in misting and condensation between the panes of glass. No signs of problems of this type were noted at the time of inspection.

Your Solicitor must obtain FENSA certification or equivalent for replacement windows and details of any remaining guarantees. See Section H.

There are signs of rot starting to affect the timber window adjacent to the main front door. It is recommended that the affected joinery be repaired or replaced prior to next redecoration.

D Outside the property

D6 Outside doors (including patio doors)

The front door is of timber construction. There is a double-glazed PVC patio door to the rear. Condition rating 1. The front door is in satisfactory condition. It has a weatherboard to the lower edge and two locks. No signs of rot were noted and decorations are adequate. Fitting draught-proofing strips should be considered to reduce heat loss. The double-glazed PVC doors to the rear are of modern construction and they are in satisfactory condition. Toughened glass is fitted and the doors have a multi-point lock. Your Solicitor should obtain confirmation that they were fitted by a FENSA registered contractor obtaining details of guarantees. See Section H.	1

D7 Conservatory and porches

Not applicable.	

D8 Other joinery and finishes

Joinery at eaves level is of both timber and PVC construction. Condition rating 1. Superficially the PVC joinery appears satisfactory although concealed timbers could be affected by rot or wood-beetle damage. The timber eaves joinery to the front would benefit from redecoration in the short or medium term.	1

D9 Other

Not applicable.	

E

Inside the property

Inside the property

Limitations on the inspection

The property was occupied and fully furnished. Roof timbers to the rear extension were mostly hidden from view.

E1 Roof structure

1 2 3 NI

The main roof structure is of timber-framed construction and hipped design with the rafters spanning from the ridge or top of the roof and from the hips or corners of the roof to the eaves. The rafters have intermediate support from purlin timbers and struts. It appears that ceiling joists span from front to rear. Condition rating 2.

2

There is a degree of distortion affecting the roof frame when viewed externally and internally from within the loft. This is the result of relatively small roof timbers and past re-covering of the roof with a heavy concrete tile. Some remedial works have been carried out to the rear part of the roof with installation of timber beams and extra struts.

Recent re-covering of the roof would have been a good opportunity to carry out further works to strengthen and improve the roof frame. This has however not been undertaken and it is recommended that you plan and budget for some additional works to strengthen the roof. This will probably involve installation of new timber beams and struts to the front and left side parts of the roof and possible improvements to the work which has already been carried out to the rear. New binder timbers should be fitted to tie-in the feet of the rafters to the left side. Work of this type should be specified by a Structural Engineer and carried out with Building Regulation approval.

The roof timbers of the rear extension will be modern and no signs of problems were noted where they are visible in the garden store.

E2 Ceilings

Ceilings within the property would originally have been of lath and plaster construction. Lath and plaster ceilings remain in several rooms although some of the ceilings have been replaced with plasterboard. Condition rating 2.

2

The majority of the supporting structures to the ceilings at ground floor level double as the floor joists to the accommodation above. These timbers should be reasonably robust in construction.

The supporting timbers to the ceilings at first floor level will be relatively small and the use of the loft space for storage purposes should be limited to light-weight items. It would be advisable to consider some works to strengthen the ceiling structures in conjunction with works to improve the roof frame as described in Section E1. This could, for example, involve strapping of the ceiling joists to new supporting beams.

Lath and plaster ceiling finishes tend to have a limited life expectancy as they are prone to cracking and potential collapse. Most of the ceiling finishes appear to be in adequate condition although several ceilings, including those in the living rooms and bedroom one, have papered finishes. The finish to the ceiling in the dining room is relatively poor. Removal of papered finishes would inevitably reveal or cause damage necessitating either repair or replacement of the lath and plaster.

The plasterboard ceilings are in satisfactory condition with no urgent repairs required.

Inside the property

E3 Walls and partitions

Internal walls within the property are of both masonry and timber-framed construction. The walls have plaster and papered finishes. Condition rating 2.

2

Slight cracking was noted to the walls in some areas including walls in the sitting room and dining room. It is highly likely that plaster and papered finishes conceal cracking to the masonry beneath. As described in Section D4 above, the property has been affected by a degree of movement in the past as a result of shallow foundations and changes in moisture content of the soil. There are trees growing close by to the left rear and vibrations caused by heavy road traffic close by could also result in cracking. Some of the cracks have appeared since the property was last redecorated. See Section D4 and Section I.

Some hollowness was detected to plaster finishes and it will be necessary to carry out certain works of preparation and making good prior to next redecoration. Localised or more general works of replastering will be needed in some areas depending on the standard of finish required. It would, for example, be normal to replaster the walls when kitchen or sanitary fittings are replaced.

The property was regularly tested using an electronic moisture meter and for the most part, no signs of dampness were noted in the lower walls. Localised raised moisture meter readings were recorded to the rear of the dining room and this could be connected with deteriorating render finishes externally. The rear parts of the property are most exposed to the prevailing weather. See Section D4 and Section I.

There are certain works which could be considered to reduce long term risks of dampness including the following:

- Provision of improved sub-floor ventilation.
- Careful maintenance of external elements including render wall finishes to the rear.
- Reinstatement of lime plaster finishes inside.
- Provision of consistent heating and ventilation to help reduce condensation which can be a contributory cause of dampness in the walls.

It may be possible to remove the wall between the kitchen and the dining area and create larger openings to the rear garden. You will need to obtain further advice from a Structural Engineer. Removal of internal and external walls can concentrate load on a small area and potentially could cause foundation failure. This is more likely where an old house has shallow foundations and in the case of the subject property, ground conditions are uncertain and there is some cracking affecting the walls.

Inside the property

E4 Floors

Floors are of mostly suspended timber construction with a solid floor in the rear extension. Condition rating 1. The floors are reasonably firm and level underfoot. As a precautionary measure, concealed floor timber should be checked for signs of wood-beetle activity and treated if necessary. There are signs of wood-beetle activity affecting the floorboards where visible in the living rooms. Provision of improved sub-floor ventilation is recommended to promote dry conditions in the sub-floor void and to help protect floor timbers. The upper floors in the property will be less vulnerable to rot and wood-beetle activity. Floors in bathrooms can be affected by leakage from plumbing pipes and these floors should be checked and maintained as necessary.	1

E5 Fireplaces, chimney breasts and flues

There are chimney breasts present in the living rooms rising through the bedrooms above. There is a chimney breast in the kitchen rising through the bathroom. Condition rating 2. Most of the original fireplaces have been removed. There is a gas fire in the sitting room. It is recommended that the gas fire be professionally checked, tested and serviced by a GSR registered contractor before use and then on an annual basis when the central heating boiler is serviced. Specific comment should be requested in relation to the adequacy of the flue, flue terminus and any requirements for ventilation. Disused flues elsewhere should be swept and provided with controlled ventilation.	2

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

Kitchen fittings consist of a range of wall units and base units with work surfacing over. Condition rating 1. The kitchen fittings are modern and in satisfactory condition. No repairs are required. Your Solicitor should check whether or not the gas range cooker is included in the purchase. If so, it should be checked annually by a GSR registered contractor when the boiler is serviced. It is recommended that you consider installing an extractor fan or hood to help reduce condensation risks.	1

E7 Woodwork (for example staircase joinery)

Internal joinery is of traditional timber construction with mostly older timber doors present. There are glazed doors between the entrance lobby and entrance hall. Stairs are of timber construction. Condition rating 1. The internal joinery is in generally satisfactory condition with no significant repairs required. It was noted that the glazing to the doors and window between the lobby and hall is of a toughened type. The stair treads are firm underfoot although linings beneath restricted the inspection.	1

Inside the property

E8 Bathroom fittings

Sanitary fittings in the bathroom consist of a plastic bath, WC, washbasin and separate tiled shower cubicle. There is a separate WC and washbasin at ground floor level. Condition rating 2. The sanitary fittings are of some age and of a (slightly) dated style. There are signs of general wear and tear consistent with normal use and evidence of leakage around the shower. Subject to periodic maintenance, replacement can be delayed into the medium term.	2

E9 Other

Not applicable.	

F

Services

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

F Services

Limitations on the inspection

Most of the underground drainage pipes and water pipes leading into the property were hidden from view.

F1 Electricity

1 2 3 NI

***Safety warning**: Electrical Safety First 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 Electrical Safety First.*

Mains electricity is connected with the meter and consumer unit being situated towards ceiling level in the entrance lobby at ground floor level. Condition rating 3. It appears that electrical circuits within the property are of varying age. The consumer unit is of a relatively modern style however power points, light switches and other fittings are of varying age. There is an electrical earth connection to the gas meter however the wires are relatively old. It is therefore recommended that you obtain a full electrical test and report before purchase undertaking all recommendations for improvement. The contractor will be able to provide further advice in relation to the age of electrical circuits and the cost of improvements required. This may involve installation of extra power points, new light fittings and a good quality fire detection and alarm system. Cables protected in trunking to the right rear at ground floor level are assumed to supply appliances in the utility. The trunking in the rear bedroom is understood to be for a projector which is now no longer in use.	3

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 is connected with the meter being located in the entrance lobby at ground floor level. Condition rating 3. The gas meter is fairly old however it has a secure bracket fixing to the wall, pipes are of copper construction and there is an electrical earth connection. No smell of gas was detected. Due to the safety implications, it is recommended that the gas installation be checked by a GSR registered contractor before purchase and then annually when the heating boiler is serviced. If checked and confirmed as satisfactory, this element can have a condition rating 1. Consideration could be given to relocation of the meter into an external access box for improved safety and convenience.	3

F Services

F3 Water

Mains water supply is connected with the external stop-tap and water meter being located within the pavement to the left side and an internal stop-tap beneath the kitchen sink. Not inspected. The water pipe leading into the house was hidden from view and could not be checked. Unless already replaced, the pipe could be of lead, old metal or old plastic construction. In the first instance, it is recommended that a water sample be analysed for lead content by the supply company. If any lead is present, further investigations should be carried out. Lead is a risk to health and old lead pipes are vulnerable to leaks. Old pipes should be replaced with modern blue MDPE (underground) or copper or plastic elsewhere. There are no cold water storage tanks present or required.	**NI**

F4 Heating

Space heating is provided by the 'Worcester Greenstar' system boiler which is located in the utility at ground floor level. Condition rating 3. The heating boiler was installed in around 2013. Boilers of this type have a life expectancy of between 10 years and 15 years. It is understood that the last service was carried out in October 2020. Documentary evidence should be obtained to confirm and the next annual service will be due shortly. Radiators and pipework are probably older than the relatively modern boiler. The radiators should be periodically flushed to remove deposits and corrosion inhibitor added to the water. Older radiators should be replaced over time. The boiler controls consist of a digital programmer and thermostatic radiator valves. It is recommended that a room thermostat be fitted for better control. Secondary space heating is provided by the gas fire in the sitting room. It is recommended that the gas fire be checked and serviced annually by a GSR registered contractor. Specific comment should be requested in relation to the condition of flue linings and adequacy of ventilation.	3

F5 Water heating

Water heating is also provided primarily by the gas boiler although it appears that there is an electric immersion heater fitted to the hot water tank in the bathroom airing cupboard. Condition rating 3. The hot water storage tank is old and it is likely to have a limited life expectancy. You should plan for replacement in the short or medium term. Tanks of this type operate at pressure and they should be checked annually when the boiler is serviced. See Section F4.	3

F Services

F6 Drainage

The property is connected to the mains drains via pipework which may be shared with neighbouring owners. Condition rating 1. The lid to the inspection chamber to the rear was lifted revealing drains of plastic construction with a fall to the rear. No signs of problems were noted. The soil vent pipe to the rear of the property is of modern plastic construction. It extends above eaves level and has a cage to the open terminus. It is understood that there may be shared pipes running from right to left through the garden. Your Solicitor should check whether or not a build-over agreement was required or obtained for construction of the rear extension. A build-over agreement is required for construction within three metres of shared pipes. See Section H.	1

F7 Common services

Not applicable.	

G

Grounds

(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

There were no limitations.

G1 Garage

1 2 3 NI

There is no garage.	

G2 Permanent outbuildings and other structures

Garden Store There is a garden store integral to the rear extension. It is of masonry construction with a timber-framed roof with slate coverings. It has a concrete floor and timber double doors. Condition rating 1. The store is in adequate condition with no urgent repairs required. In time it will be necessary to repair the joinery to the rear doors which are starting to show signs of initial rot.	1

G3 Other

Gardens The property occupies a level plot with a paved and lawned garden to the rear. There is space for off-street car parking to the left side. The gardens have been well maintained. Boundaries Boundaries to the front, left side and rear of the property consist of predominantly stone walls. Most of the walls have been well maintained or recently rebuilt and they are in satisfactory condition. The retaining wall to the far rear has not been rebuilt. Old retaining walls are rarely constructed to a good standard and they can fail without warning. Your Solicitor should confirm ownership and liability for maintenance and you should incorporate a general contingency within your maintenance budget for repair if and when required. Reconstruction of the retaining wall would inevitably be very expensive. See Section H.

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 Solicitor must obtain confirmation that the following works were carried out with all necessary Local Authority approvals and permissions. Certain works, such as replacement of windows and installation and servicing of heating appliances, can be self-certified under a Competent Persons Scheme:

- Construction of the rear extension (Planning Permission if necessary and Building Regulation approval – old maps indicate the extension replaced a pre-existing structure).
- Internal alterations associated with the extension including construction of a larger opening to the rear of the kitchen (Building Regulation approval).
- Installation of replacement windows and the rear doors (FENSA certification).
- Re-covering of the roof (Building Regulation approval or Competent Roofer Scheme certification – a Regularisation Certificate has been obtained for this work).
- Commissioning documentation and service records for the gas heating boiler and gas fire (GSR certification).
- Certification for recent electrical work and evidence of any electrical test (Competent Persons Scheme certification).
- Evidence of any gas safety check (GSR certification).

H2 Guarantees

Guarantees may be available for the following items:

- Replacement windows and doors.
- Central heating boiler.
- Past damp-proofing or timber treatment work.

Issues for your legal advisers

H3 Other matters

We advise that you raise the following matters with your Solicitor and seek sufficient clarification prior to entering into any legally binding contract:

- Confirm tenure and details of any restrictive covenants.
- Ensure that there are no road improvement or development proposals which would be detrimental to the property. There are proposals to develop the former Hartwells site close by on the far side of Newbridge Road as student accommodation.
- Confirm, where possible, the ownership of boundaries and responsibility for maintenance.
- Ensure that there are no outstanding statutory, public health, legal or other notices affecting the property.
- Obtain a drainage search.
- Obtain a detailed Environmental Report to provide further information in relation to mining, flood, radon and other environmental factors.

Any adverse discovery may have a serious effect on the resale potential of the property and a possible detrimental effect upon its value. It may therefore be important for you to refer any such matter back to us before you proceed to exchange of contracts.

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.

I Risks

I1 Risks to the building

Structural Movement

Old buildings of this type are vulnerable to problems of structural movement due to shallow foundations and weaknesses within the construction. The subject property is at greater risk due to the fact that it is located on the end of the terrace, there are trees growing close by to the left rear and vibrations from the nearby road could cause problems. The fact that the property was built on or next to a quarry further increases the risk of structural movement.

The property has been affected by a degree of movement in the past. The cracks have been repaired internally and externally; the cracks have reopened but only slightly.

The cracks could be explained by the normal seasonal movement which inevitably affects buildings of this type due to changes in moisture content of the soil and thermal factors. Cracks of this type will recur but should not progress or worsen.

It is recommended that trees growing close by be removed. Leaking drains are a common cause of subsidence and it would be prudent to investigate further the condition of any underground pipes and especially if there are any pipes close by to the left side of the property.

If any more significant cracks appear in the future, you should obtain further advice from a qualified Structural Engineer who will be able to monitor the cracks, excavate trial holes and provide advice in relation to remedial work. As described in Section D4 above, it is sometimes necessary to underpin and strengthen bay windows which are a weak point in the construction of properties of this type.

Rising Dampness

Properties of this age were generally constructed without damp-proof courses or without fully effective damp-proof courses. There are signs that there is a bitumen damp-proof course in the front wall. Damp-proof courses elsewhere were hidden from view.

The property was regularly tested using an electronic moisture meter and for the most part, no signs of dampness were noted in the lower walls.

Localised raised moisture meter readings were recorded to the rear of the dining room and this could be connected with deteriorating render finishes externally. The rear parts of the property are most exposed to the prevailing weather.

There are certain works which could be considered to reduce long term risks of dampness including the following:

- Provision of improved sub-floor ventilation.
- Careful maintenance of external elements including render wall finishes to the rear.
- Reinstatement of lime plaster finishes inside.
- Maintenance of consistent heating and ventilation to help reduce condensation which can be a contributory cause of dampness in the walls.

Penetrating Dampness

Older buildings are always potentially at risk from penetrating dampness however most of the external elements have been carefully maintained and no signs of problems were noted at the time of inspection.

Staining around the upper chimney breasts to the left side and above the stair is the result of past leaks. The stains were dry at the time of inspection. Dry weather had prevailed over previous weeks and leaks may well recur in the future.

I Risks

Wood-beetle Activity and Timber Decay

Wood-beetle activity is common in houses of this age. Signs of historic wood-beetle activity were noted to floorboards.

Hidden floor timbers should be checked when coverings / boards can be lifted and wood-beetle should be spray-treated by an approved contractor if active. Active wood-beetle can be identified by clean or fresh flight holes and the presence of new wood-dust called 'frass'.

Wood-beetle often affects the undersides of floors and boards can be found to be weakened even if they appear superficially to be in good condition on the surface. Joist ends are particularly vulnerable if / where they bear upon damp masonry.

There are certain roof and ceiling timbers which are commonly affected by wood-beetle and rot including the wall plates and the feet of the rafters which are hidden in the eaves. It would be normal to budget for treatment and timber repairs in conjunction with maintenance of the roof.

I2 Risks to the grounds

The property is not in a former coal mining area.

The property is not in a flood risk area (rivers or sea).

The property was built on the site of or on the edge of a former quarry and possibly on filled / made-up ground. This could increase the risk of structural movement.

Subsoils / bedrock include lias limestone and mudstone. Mudstone is normally a mix of silt and clay.

It is recommended that a detailed environmental report be obtained to provide further information in relation to past land use, mining, flood (surface / ground water) and other environmental factors. This is important because the area has a history of industrial land use and quarrying.

I3 Risks to people

Asbestos

Asbestos is present in many houses often concealed from view. Asbestos is a serious health risk. This is not an asbestos survey as defined by the Control of Asbestos Regulations 2012.

No asbestos containing materials were noted.

Radon Gas

The property is in an area affected by raised levels of radon gas. A test should be arranged and preventative measures installed if necessary.

Other

The following may constitute risks to health and safety:

- Unconfirmed certification for the electrical system.
- Unconfirmed service records for the gas central heating boiler and gas fire.
- Noise and air pollution from the A4 Newbridge Road.

I Risks

I4 Other risks or hazards

Contamination

Former quarries are often filled and sometimes fill materials are contaminated with waste and harmful materials. There have been cases of contaminated land in Weston and Newbridge.

J

Property valuation

J Property valuation

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

In my opinion the market value on [ ] **as inspected was:**

£600,000 (six hundred thousand pounds)

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

£400,000 (four hundred thousand pounds)

Tenure	**Area of property (sq m)**
Freehold	125

Arriving at my valuation, I made the following assumptions:

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

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

Regarding legal matters, I have assumed that:

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

J

Property valuation

Reminder

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

Any additional assumptions relating to the valuation

The following assumptions were made in relation to the Valuation:

- That the property is Freehold with no restrictive covenants.
- That there are no adverse environmental factors (for example mining, flood etc) which could affect Value.

These assumptions should be verified before purchase and the Valuation may need to be amended if the assumptions are incorrect.

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

Other considerations affecting value

The RICS has advised us that the following text should be included in Valuation Reports:

EU Referendum

Following the referendum held on 23 June 2016 concerning the UK's membership of the EU, a decision was taken to exit. We are now in a period of significant uncertainty in relation to many factors that historically have acted as drivers of the property investment and letting markets. Such circumstances are unprecedented but are expected to result in similar uncertainty in much of the property market.

Novel Coronavirus (COVID-19)

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

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

Our valuation is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of this property under frequent review.

J Property valuation

Other

The reinstatement cost is not related to Market Value.

The property market is cyclical with periods of increasing and falling Values but with an overall upward trend. We have had a period of strongly increasing property Values in past months and a correction (falls in Value) could occur when normal market conditions return.

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

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

K

Surveyor's declaration

Surveyor’s declaration

Surveyor’s RICS number

1140596

Phone number

01225 300879

Company

Edwin Lake Ltd

Surveyor’s Address

'Mirabelle', Entry Hill Drive, Bath, BA2 5NJ

Qualifications

BSc DipSurv MRICS

Email

richard@edwinlake.co.uk

Website

www.edwinlake.co.uk

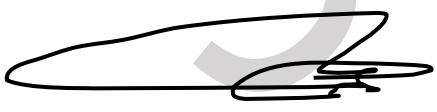
Property address

Client’s name

Date this report was produced

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

Signature



L

What to do now

L Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

M

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

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

The service

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

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

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

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

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

The inspection

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

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

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

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

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

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

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. 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.

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

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 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 and 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 and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended before making a legal commitment to purchase. Until these investigations are completed, the surveyor may not be able to provide you with a market valuation figure.

Dangerous materials, contamination and environmental issues

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

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

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

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

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 objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey and valuation) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

Condition ratings

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

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

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey and valuation) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey and valuation) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

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

Issues for legal advisors

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

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

The valuation

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

Market value

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

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

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

The surveyor assumes that:

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

Legal matters

The surveyor assumes that:

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

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

Reinstatement cost

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

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

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

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

Standard terms of engagement

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

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation (after repairs).

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property. Where the surveyor is also providing a valuation of the property, they have the skills, knowledge and experience to provide such a valuation, and are a member of the RICS Valuer Registration scheme.

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

4 Terms of payment – You agree to pay our fee and any other charges agreed in writing.

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

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

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

This report is for use in the UK

Complaints handling procedure

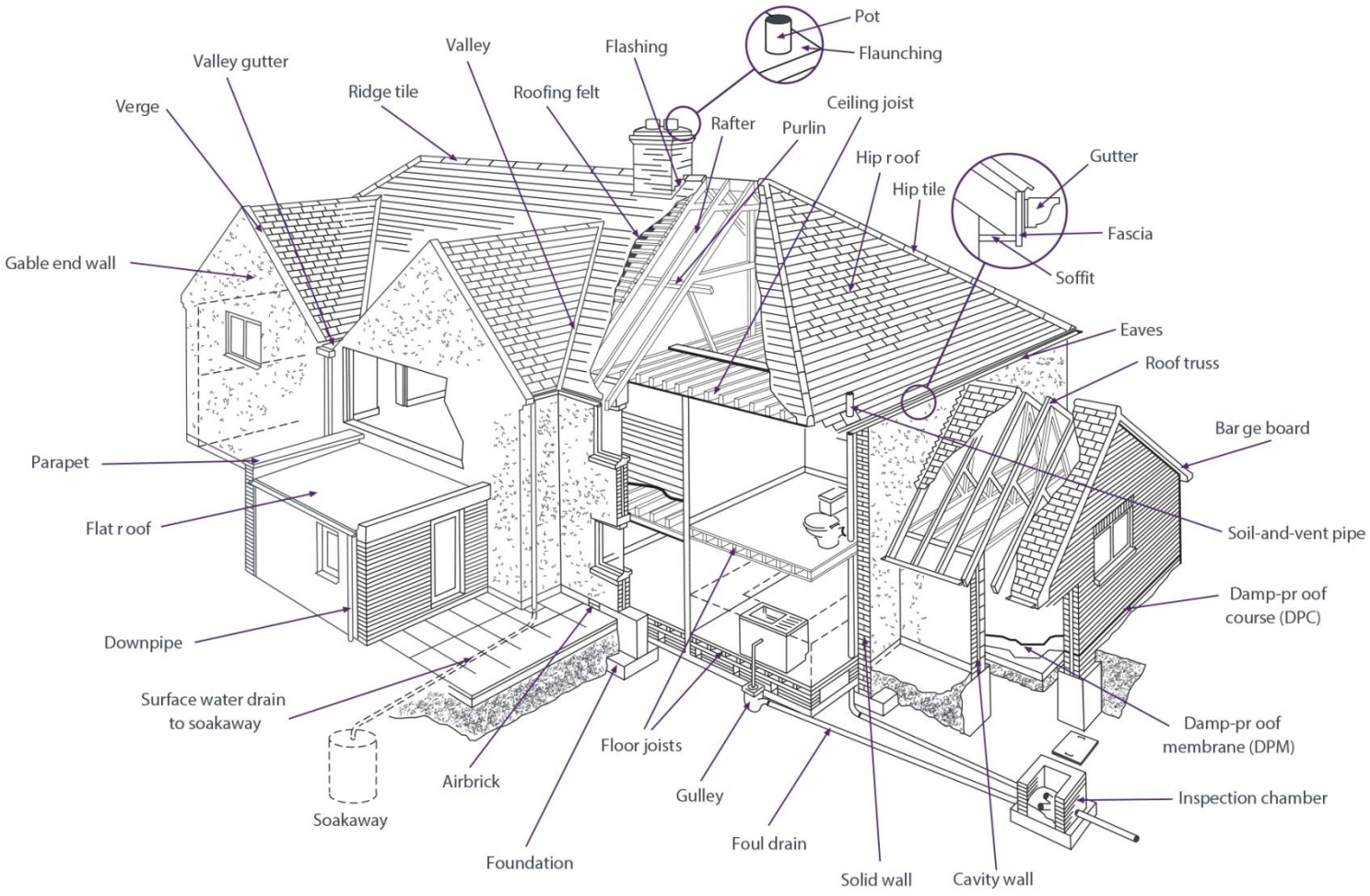
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

N

Typical house diagram

N Typical house diagram

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



Glossary of terms

Airbrick	A brick with holes in it by design, used especially underneath timber floors and in roof spaces, to allow ventilation.
Barge Board	Also known as a 'Verge Board'. A board, usually wooden and sometimes decorative, placed on the edge, or verge, of a roof.
Cavity Wall	A wall built with two sets of bricks or blocks, with a gap, or cavity between them. Cavity is usually about 50mm.
Ceiling Joist	Horizontal piece of wood used to support a floor (above), or attach a ceiling (below). Sometimes also metal.
Damp Proof Course (DPC)	A layer of material that cannot be crossed by damp, built into a wall to prevent dampness rising up the wall, or seeping into windows or doors. Various methods can be used.
Damp Proof Membrane (DPM)	A sheet of material that cannot be crossed by damp, laid in solid floors.
Downpipe	A pipe that carries rainwater from the roof of a building.
Eaves	The overhanging edge of a roof.
Fascia	A board, usually wooden, that run along the top of a wall underneath the bottom of a sloping roof.
Flashing	Used to prevent water leaking in at roof joints. Normally made from metal, but can also be cement, felt, or other effective material.
Flat Roof	A roof specifically designed to sit as flat as possible, typically having a pitch of no more than 15 degrees. A flat roof usually has the following components: 1. Waterproofing, 2. Insulation, 3. Vapour Barrier, 4. Substrate or sheathing (the surface that the roof is laid on), 5. Joists, and 6. Plasterboard ceiling.
Flaunching	Shaped cement around the base of chimney pots, to keep the pot in place and so that rain will run off.
Floor Joists	Horizontal piece of wood used to support a floor. Sometimes also metal.
Foul Drain	A pipe that conveys sewage or waste water from a toilet, etc, to a sewer
Foundation	Normally made of concrete, a structural base to a wall to prevent it sinking into the ground. In older buildings foundations may be made of brick or stone.
Gable End Wall	The upper part of a wall, usually triangular in shape, at the end of a ridged roof.
Gulley	An opening into a drain, usually at ground level, so that water etc. can be funnelled in from downpipes and wastepipes.

Glossary of terms

Gutter	A trough fixed under or along the eaves for draining rainwater from a roof.
Hip	The outside of the join where two roof slopes connect.
Hip Roof	A roof where all sides slope downwards and are equal in length, forming a ridge at the top.
Hip Tile	The tile covering the hip of a roof, to prevent rain getting in.
Inspection Chamber	Commonly called a man-hole. An access point to a drain with a removable cover.
Parapet	A low wall along the edge of a flat roof, balcony, etc.
Purlin	A horizontal beam in a roof, on which the roof rafters rest.
Rafter	A sloping roof beam, usually wooden, which forms and supports the roof.
Ridge Tile	The tiles that cover the highest point of a roof, to prevent rain getting in.
Roof Truss	A structural framework, usually triangular and made from wood or metal, used to support a roof.
Roofing Felt	A type of tar paper, used underneath tiles or slates in a roof. It can help to provide extra weather protection.
Soakaway	An area for the disposal of rainwater, usually using stones below ground sized and arranged to allow water to disperse through them.
Soffit	A flat horizontal board used to seal the space between the back of a fascia or barge board and the wall of a building.
Soil-and-vent Pipe	Also known as a soil stack pipe. Typically a vertical pipe with a vent at the top. The pipe removes sewage and dirty water from a building, the vent at the top carries away any smells at a safe height.
Solid Wall	A wall with no cavity.
Surface Water Drain	The drain leading to a soakaway.
Valley	Where two roof slopes meet and form a hollow.
Valley gutter	A gutter, usually lined with Flashing, where two roof slopes meet.
Verge	The edge of a roof, especially over a gable.

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Photographs

There is a degree of distortion and sag affecting the front roof slope. Note modern plastic rainwater gutters and timber eaves joinery.

Wrinkles in the lead sheet to the roof coverings of the front bay caused by thermal stress.

Slate roof coverings to the rear extension.

Rainwater fittings and render finishes to the upper rear wall.

Cracking affecting the brickwork above ground level to the left rear.

Cracks to the stonework around the front bay have been recently repaired but have reopened slightly.

Rear door showing also render finishes to the rear extension.

Roof timbers to the rear extension and underlay beneath the slates.

Rafters and purlin to the left side of the main property. Note distortion affecting the purlin timber above the strut.

The rear part of the roof has been strengthened with the installation of extra struts and the purlin bearing has been improved.

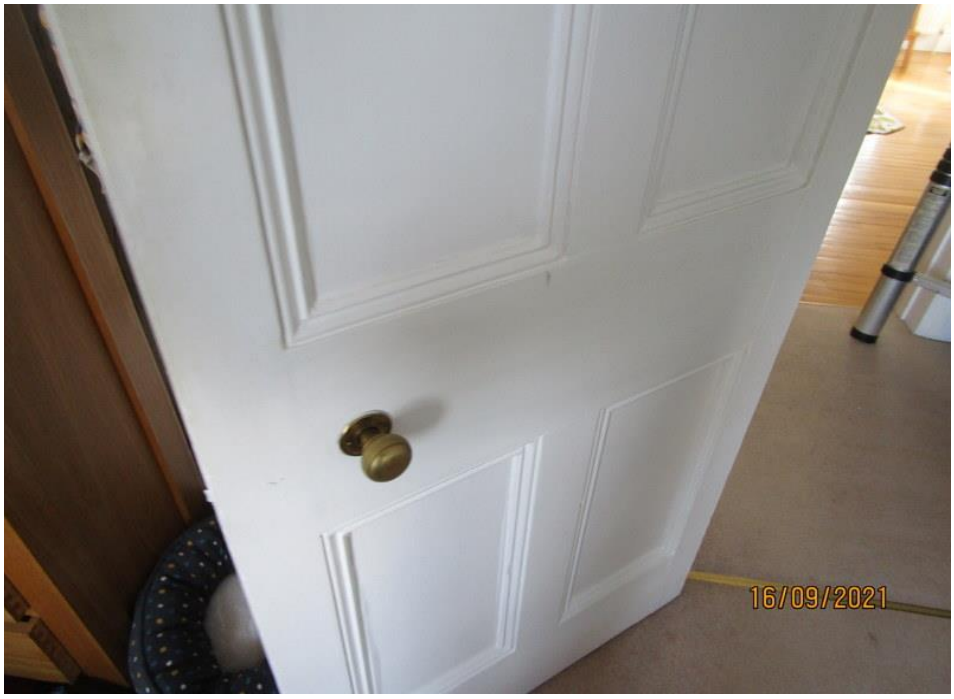
Ceilings are of both plasterboard and lath and plaster construction.

Localised raised moisture meter readings were recorded to the rear wall of the dining room.

Evidence of cracking to the walls beneath plaster and paper finishes.

Historic wood-beetle activity affecting floorboards.

Kitchen fittings.



Internal doors are of traditional timber construction.

Fireplace in the sitting room.

Sanitary fittings in the bathroom.

Separate tiled shower cubicle.

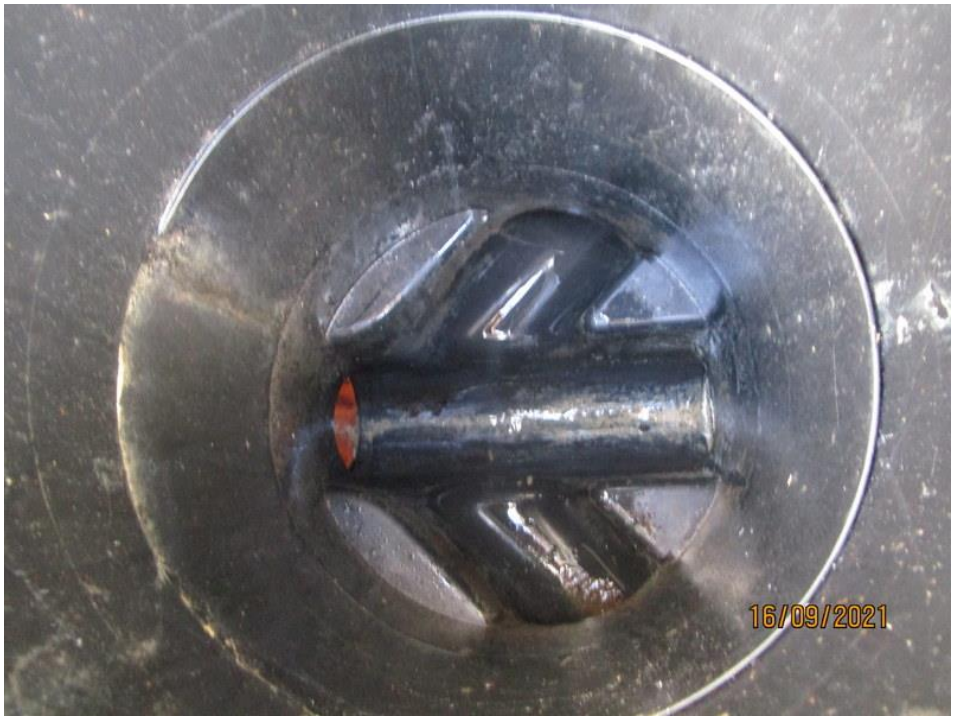
Ground floor WC.

Electrical fittings in the entrance lobby to the front.

Gas meter showing electrical earth connection.

The ‘Worcester’ central heating boiler located in the utility.

External stop-tap and water meter to the left side.



Plastic drainage pipes to the rear.