



LEVEL 2

# Your survey report

**Property address**

L2 Example Street, London, SW

**Client's name**

Mrs Example

**Inspection Date**

17th October 2022

**Surveyor's RICS number**

6614456

2

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# A

## About the inspection and report

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

# A

## About the inspection and report

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

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

### About the report

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

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

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

### About the inspection

- We only carry out a visual inspection.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

 **Reminder**

Please refer to your **Terms and Conditions** report sent on the 1st September 2021 for a full list of exclusions.

A

## About the inspection

**Surveyor's name**

Paul Callaghan BSc (Hons) MRICS MCIOB

**Surveyor's RICS number**

6614456

**Company name**

Calsurv Chartered Surveyors

**Date of the inspection**

17th October 2022

**Report reference number**

CSL2

**Related party disclosure**

No related parties

**Full address and postcode of the property**

L2 Example Street, London, SW

**Weather conditions when the inspection took place**

Overcast and mild with an external ambient temperature of 20 degrees Celsius.

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

Occupied and fully furnished.

# B

## Overall opinion

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

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

### **Important note**

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

## Condition ratings

### Overall opinion of the property

L2 Example Street is a two bedroom property found close to Chiswick in west London.

A summary of the condition ratings is as follows:

No structural wants of repair were identified with the chimney stacks although the lead flashings will require renewal within the next 2-3 years. At this time, we recommend that the open chimney pots are fitted with ventilated covers.

The roof coverings are at the end of their life and we recommend that the pitched and flat roof coverings are renewed in the near future. At present, a failure of the roof coverings is leading to water penetration at first floor level. The dampness also poses a risk to the timber roof structure.

During our internal inspection of the roof void, evidence of an active mouse infestation was found and signs of high humidity were evidenced to the roof timbers.

No significant wants of repair were identified with the rainwater goods. Some of the older rainwater fittings will, however, require renewal within the next 2-3 years.

Evidence of subsidence was identified to the bay at the front of the property and internal cracking above this structure was also observed. Further internal cracking was found to the rear corner of the property. These areas should be monitored for any further movement and repaired as required.

A number of the timber windows will require redecoration within the next 12 months. No significant wants of repair were identified with these fittings.

With regards to the external door sets, the front door is in tired decorative condition and repair is required to the folding doors leading into the rear garden.

Inside the property, the ceilings and walls are in tired decorative condition throughout. The property requires plaster repair and redecoration and areas of crack stitching will be required at this time. Areas of dampness were also found to the internal walls. We recommend that a channel drain is installed around the perimeter of the property to remove water from the abutment between the walls and ground.

The floors were found to be uneven, however, we have no significant concerns regarding the floor structures. The staircase has deflected and a new owner should consider replacing the stairs. Repair and renewal of the floor coverings is also required.

We recommend that the internal door sets are renewed with fire rated fittings (if a loft conversion is intended) and that the door to the kitchen is renewed with a fire rated fitting featuring safety glazing. These measures would improve the fire safety of the property.

We have no significant concerns regarding the chimney breasts. The gas fireplaces in the living rooms should be tested by a Gas Safe engineer prior to use.

The built-in fittings are in poor condition throughout and a new owner should allow to renew the kitchen, bedroom and bathroom installations. Elevated damp meter readings were recorded to the tiles in the



bathroom and this requires retiling of this space in order to preserve the structure of the supporting wall behind.

With regards to the services, if significant works are intended, we recommend the electrical distribution system is renewed and a new cold water main is brought into the property. This would allow for the removal of the cold water tank. We have no concerns regarding the gas supply to the dwelling.

The heating and hot water systems will require renewal in the near future. Whilst evidence of leaking was found from the hot water cylinder, this system produced an adequate flow of hot water when tested.

During our examination of the sub-surface drainage, evidence of a blockage was found within the inspection chamber at the front of the property. We recommend that a CCTV survey of this service is carried out.

The grounds are tired and require re-landscaping. We also recommend that the bamboo growth at the side of the property is removed to reduce the risk of damage to the foundations of the building. It was observed that the eaves of the roof to the neighbour's garden building oversail the boundary.

Overall, L2 Example Street is offered in a tired condition. In making an offer, a new owner should consider the cost of complete refurbishment. The dwelling has the potential to be extended into the loft and to the rear and a new owner may wish to consider carrying out these works as part of a larger scale refurbishment of the property.

# 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



### Elements that require attention but are not serious or urgent

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

Element no.	Element name
D1	Chimney stacks
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
E1	Roof structure
E2	Ceilings
E3	Walls and partitions
E4	Floors

Element no.	Element name
E5	Fireplaces, chimney breast and flues
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase and joinery)
E8	Bathroom fittings
F1	Electricity
F2	Gas/oil
F3	Water
F4	Heating
F5	Water heating
F6	Drainage
G2	Permanent outbuildings and other structures



### 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



### 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
G1	Garage

# 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 an end of terrace house.

### Approximate year the property was built

1900.

### Approximate year the property was extended

A ground floor extension was formed to the rear of the kitchen and these works look to have taken place in c. 1980.

Lawful development approval has been granted for the addition of a rear addition extending over the side passageway and a loft conversion. See planning reference P/2021/XXXX.

### Approximate year the property was converted

Not applicable.

### Information relevant to flats and maisonettes

Not applicable.

### Construction

The property is traditionally constructed with solid masonry external walls, suspended timber floors and pitched timber framed roofs. Solid floor construction is found in the kitchen and rear addition.

### Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	1	0	0	0	1	0	0	
First	0	2	1	0	0	0	0	

# C

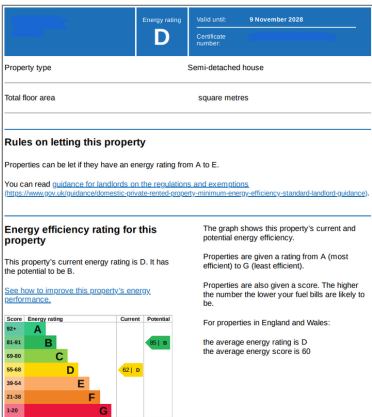
## Energy efficiency

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

D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

Photo - 2 Energy Performance Certificate

Photo - 3 Energy Performance Certificate

### Issues relating to the energy efficiency rating

See EPC.

### 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

None

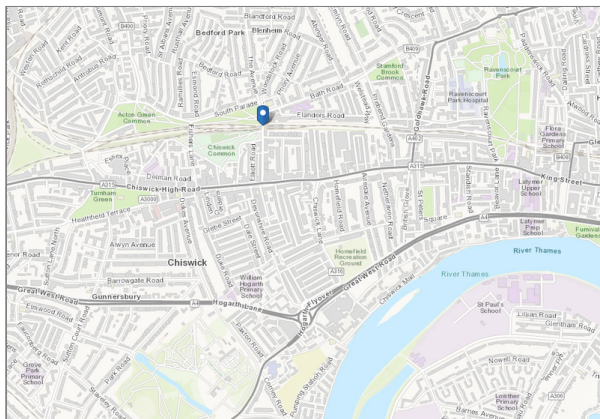
## Location and facilities

### Grounds

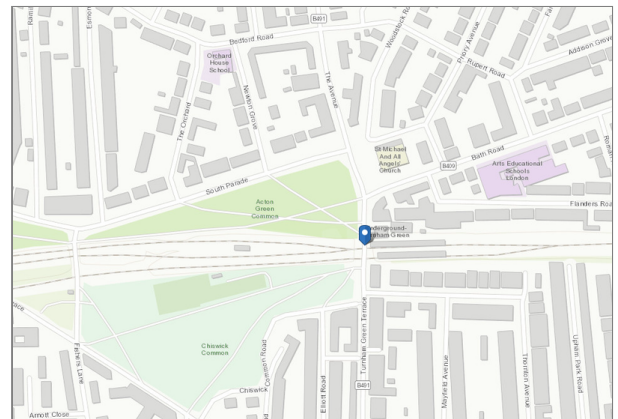
The property features a narrow front yard and a rear garden. This space is accessed via a side passageway and doors at the back of the property. The external grounds are described in more detail later in this report.

### Location

The property is located on an attractive residential street close to the centre of Turnham Green. Turnham Green underground station (Zone 2/3) is a 10 minute walk from the front door and provides access to both the Piccadilly and District Lines. Chiswick Park (Zone 3) is 12 minutes in a northwesterly direction and also provides access to the District Line. The A315 runs to the north of the property and provides a link between the M4 (in the west) and Hammersmith (in the east). Acton Vale is found in a northerly direction and the River Thames runs 0.7 miles to the southeast. Chiswick Common, Turnham Green and Chiswick House and Gardens are all situated within 10 minutes of the property.



*Photo - 4 Property location*



*Photo - 5 Property location*

### Facilities

The area is primarily residential in nature. For convenience shopping, a Waitrose, Sainsbury's and M&S are found along Chiswick High Road (within 10 minutes of the property). In addition, a Boots and a number of ATMS are found close by. There are a number of cafes in the area as well as independent eateries. Chiswick Library is located 5 minutes to the northwest and this is found in close proximity to Chiswick Post Office.

### Local environment

The area is characterised by terraced houses. Our searches revealed that properties within this postcode are at very low risk of flooding and within the lowest band for radon potential. This property is built on London clay soil which is subject to slight seasonal movement.

# D

## Outside the property



## D

## Full detail of elements inspected

### Limitations on the inspection

The inspection was made from ground level, from high level windows, with the use of a 3 metre ladder and a 3 metre pole camera.



### D1 Chimney stacks

The property features two chimney stacks. One stack is located above the front pitched roof and a second stack is found above the rear pitched roof. 2

The front chimney stack sits astride the parapet wall and serves this property and the adjacent dwelling. The two chimney pots serving this dwelling are of clay. The rear pot has a vertical crack running through it and this will require replacement of the pot to resolve. In addition, the pot is open and we recommend that a ventilated cover is fitted (to prevent rainwater from entering into the flue). The pot towards the front of the stack has been fitted with a ventilated cowl and this allows for combustion whilst preventing rainwater from entering into the flue. The flaunching to the top of the stack is in fair condition, as is the brickwork. In contrast, the flashings at the base of the stack are tired and a slight failure of the mortar holding the flashings in place was identified. Renewal of the flashings will likely be required in the next 2-3 years.

The rear chimney stack has been enclosed in upon by the neighbouring owner's mansard roof conversion. Again, the stack astrides the parapet wall and two chimney pots serve this property. The rearmost chimney pot has been fitted with a ventilated cover whilst the front one is open. We recommend that this is also fitted with a ventilated cover. No structural wants of repair were identified with the chimney stack, although again, the lead flashings at the base of this stack are tired. These elements will require renewal within the next 2-3 years.



Photo - 6 Front chimney stack.



Photo - 7 Elevation view of front stack.



Photo - 8 Elevation view of rear chimney stack.

## D2 Roof Coverings

The front bay has been covered with plain tiles. Whilst the tiles are tired, no failure of these elements was noted. The ridges feature half round ridge tiles laid onto a bed of mortar. The mortar is cracking and failing and re-bedding of the ridge tiles will be required within the next 2-3 years. The abutments between the roof coverings and adjacent walls have been weathered with lead flashings. Sections of the pointing, which supports the flashings, are failing and these areas require repair.

2

The main pitched roof has been clad with manmade slate. We noted one loose slate to the front pitched roof and this requires re-fixing. Overall, these roof coverings are nearing the end of their life and should be renewed within the next 5 years. The flashings weathering the abutment of the roof and the parapet walls should also be renewed at that time.

It was observed that the dwelling to the right hand side of this property, when viewed from the street, has formed a loft conversion. This has required the raising of the ridge of the roof and the raising of the parapet wall at the rear of the property. The raised section of the parapet wall could be enclosed in upon, however, these works would be subject to Section 11 of the Party Wall Act (which requires an enclosure cost to be paid to the adjoining owner).

The flat roofs above the ground floor extension and first floor extension have been covered with felt. These felt roof coverings have reached the end of their life and they will require renewal within the next 12 months. During the internal inspection, evidence of water penetration into the bathroom and first floor landing was found due to a failure of these elements.



*Photo - 9 Plain tiles to bay roof.*



*Photo - 10 Failure of mortar below ridge tiles.*



*Photo - 11 Front pitched roof covering.*



*Photo - 12 Loose slate to front pitched roof.*



*Photo - 13 Elevated view of front pitched roof.*



*Photo - 14 Rear pitched roof.*



*Photo - 15 Raised parapet wall to side of rear pitched roof.*



*Photo - 16 Felt roof coverings above first floor extension.*



*Photo - 17 Felt roof coverings above first floor extension.*



*Photo - 18 Felt roof coverings above ground floor extension.*



*Photo - 19 Failure of felt to ground floor extension roof.*

### **D3 Rainwater pipes and gutters**

The rainwater goods at the front of the property comprise uPVC ogee profiled guttering. These sections of guttering look to have been recently renewed and they are in fair condition. The guttering is connected to a downpipe; this element is tired and will likely require renewal within the

2

next 2-3 years. The downpipe runs into the neighbouring owner's garden. The method of draining the downpipe could not be determined as the base of the pipe was covered with builder's rubbish at the time of the inspection.

The rainwater goods at the rear of the property feature half round uPVC gutters with circular rainwater downpipes. There is a build up of debris within the gutters and this requires clearance. Water captured by the downpipes runs into gullies at the rear and side of the property. We recommend the gully at the rear of the property is adjusted (so the downpipe runs directly into it) and the debris is removed from the gully at the side of the dwelling (to ensure the free draining of this element).



*Photo - 20 Rainwater guttering at the front of the property.*



*Photo - 21 Rainwater downpipe at the front of the property.*



*Photo - 22 Rainwater downpipe running into neighbouring garden.*



*Photo - 23 Rainwater goods at the rear of the property.*



*Photo - 24 Rainwater goods to the rear addition.*



*Photo - 25 Adjustment required to rainwater downpipe.*



*Photo - 26 Debris in middle gully.*



*Photo - 27 Back inlet gully at the back of rear addition.*

#### **D4 Main walls**

The external walls to the original part of the property are of solid masonry construction. The walls to the ground floor rear addition are of cavity masonry construction.

2

The walls at the front elevation of the property look to have been partially rebuilt. The works have included rebuilding the face of the property at first floor level and reconstruction of the bay. There has been subsidence to the bay in the past (as evidenced by deflection of the heads of the windows), however, no current cracking was identified during the survey (which would indicate progressive structural movement of the bay).

The face of the property has been covered with render and decorated. We recommend that a channel drain is introduced at the abutment of the hard paving and the base of these rendered walls to remove water from this junction. In addition, the decorations should be well-maintained to reduce the risk of damp penetration into the property.

The flank wall to the left hand side of the property features exposed yellow London stock brickwork. Slight cracking was noted above the front door. This has resulted due to normal seasonal movement of the building and whilst it is not of concern, minor repair of the brickwork is required. Minor frost damage was also observed to some of the red bricks at the side of the property. This can be made good as part of the normal maintenance of the building.

Minor cracking was evidenced at the abutment of the rear addition and the rear part of the property. This has resulted due to differential movement between these two structures. Minor pointing repairs are required to resolve the cracking. Otherwise, no structural wants of repair were identified with these walls. The rear addition walls feature a damp proof membrane located two bricks above ground level (in accordance with good practice).

Areas of brickwork at the rear of the property have been renewed. In addition, new modern lintels have been inserted into the original walls to allow for the formation of window openings to the kitchen, WC and bathroom. No signs of structural insufficiencies with this method of support were noted.

There is a subfloor vent at the rear of the property which is in close contact with the ground. Ideally, the ground level adjacent to this vent should be lowered to remove the risk of water penetration into this element.

At the time of our inspection, the neighbouring property was being extended. We noted that the new wall to the extension sits on the boundary between the two properties. This could potentially be enclosed in upon by a new owner of this property to form their own side addition (subject to the Party Wall Act).



*Photo - 28 Front elevation of the property.*



*Photo - 29 Repaired brickwork to the front elevation.*



*Photo - 30 Slight deflection of bay structure.*



*Photo - 31 Rendered face of bay.*



*Photo - 32 Flank wall of property.*



*Photo - 33 Flank wall of property.*



*Photo - 34 Rear bathroom walls.*



*Photo - 35 Minor repair required to rear bathroom walls.*



*Photo - 36 Cracking above front door.*



*Photo - 37 Cracking at abutment of rear addition and original part of the property.*





*Photo - 38 Damp proof membrane to rear addition.*



*Photo - 39 Walls at the back of the property.*



*Photo - 40 Sub floor vent to back of the property.*



*Photo - 41 Extension built astride the boundary.*



*Photo - 42 Rear elevation of the building.*

## D5 Windows

The property features a variety of different window types. These are described as follows:

The front bedroom features two timber framed sliding sash windows. No failure of the double

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glazing was identified, however, redecoration of these fittings will be required within the next 18 months.

The rear bedroom also features a double glazed timber framed sliding sash window. Again, this window will require redecoration within the next 18 months.

The WC features a single glazed timber framed window that is fitted with obscured glazing. The window is in fair condition and should not require redecoration for the next 2 years.

The first floor landing features a timber framed double glazed casement window. The decorations to this window have failed and minor timber decay was found to the frame. This window requires redecoration and repair within the next 12 months.

The bathroom features a double glazed uPVC framed window with frosted glazing (to afford privacy to this room). No wants of repair were identified with this fitting.

The front sitting room features double glazed timber framed sash windows comprising fixed outer sashes with a central openable sash. The counter-weight mechanisms have been removed from the central sash which means that it cannot currently be operated. Slight movement of the bay has caused misalignment of these fittings and a new owner may wish to have the central sash eased and adjusted. Redecoration of these windows will be required within the next 18 months.

There is a double glazed timber framed sliding sash window at the rear of the living area. Again, the counter-weight mechanisms to this window have been removed and a new owner may wish to have these replaced. Redecoration of this fitting will be required within the next 18 months.

The kitchen features double glazed timber framed casement fittings. These fittings have recently been externally redecorated and no current wants of repair were identified.



*Photo - 43 Double glazed windows at front elevation of the property.*



*Photo - 44 Front bedroom windows.*



*Photo - 45 Failure of decoration to front bedroom window.*



*Photo - 46 Rear bedroom window.*



*Photo - 47 Failure of decorations to rear bedroom window.*



*Photo - 48 WC window.*



*Photo - 49 WC window.*



*Photo - 50 Landing window.*



*Photo - 51 Slight decay to landing window.*



*Photo - 52 Bathroom window.*



*Photo - 53 Living room window.*



*Photo - 54 Counter-weight mechanism removed from living room window.*



*Photo - 55 Failure of internal decorations to living room window.*



*Photo - 56 Rear living room window.*



*Photo - 57 Counter-weight mechanism removed from rear living room window.*



*Photo - 58 Kitchen window.*



*Photo - 59 Dining area window.*



*Photo - 60 Kitchen window.*



*Photo - 61 Dining area window.*

#### **D6 Outside doors (including patio doors)**

The front door is a timber door set featuring fair quality locking furniture. The decorations to the door are tired and the door would benefit from redecoration.

2

Double glazed timber framed folding doors lead out from the kitchen into the garden. Due to the items stored against the doors, we were unable to open them, however, no failure of the double glazing was identified. The external door handle to these fittings has failed and requires replacement. Redecoration of the doors should not be required for the next 24 months.



*Photo - 62 Front door.*



*Photo - 63 Minor damage to decorations of front door.*



*Photo - 64 Internal face of front door.*



*Photo - 65 Folding doors leading to garden.*



*Photo - 66 Damage to folding door handle.*



*Photo - 67 Condition of folding doors.*

### D7 Conservatory and porches

None.



### D8 Other joinery and finishes

The timber fascias to the bay are in fair decorative condition and they will next require redecoration within the next 3-5 years. We recommend that the decorations to the timber fascias at the rear of the property are renewed when the roof coverings are next replaced. At this time, a new owner could also consider replacing these fascias with uPVC fittings.

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The fascias to the front have been renewed with uPVC fittings and these are in fair condition.

The decorations to the stone window sills are in fair condition with no current wants of repair.



Photo - 68 Timber fascias at front of the property.



Photo - 69 uPVC fascias at the front of the property.



Photo - 70 Decorations of stone window sills.



Photo - 71 Timber fascias at the rear of the property.

### D9 Other



# E

## Inside the property



## Inside the property

### Limitations on the inspection

A visual inspection was made of the inside of the dwelling.



### E1 Roof structure

Access can be gained to the front pitched roof via a hatch above the first floor landing. There is a loft ladder system that provides ready access to this space. 2

No significant deflection of the roof timbers was noted in this space, however, we did find evidence of water penetration around the chimney stacks. This will require the renewal of the flashings to these elements to resolve. Humidity staining was also noted to the roof timbers, indicating a lack of ventilation to this space. When the roof coverings are renewed, we recommend that they are laid onto a breathable membrane to allow for moisture to more readily escape the void. We also observed the presence of numerous mouse bait traps which indicates an active rodent infestation in the property.

The flat roof structure to the rear of the property is enclosed in upon with plasterboard and could not be directly inspected. It should be highlighted that these timber structures are at risk of water damage due to a failure of the roof coverings weathering these elements. The structure should be inspected for damage when the roof coverings are renewed. No significant deflection of these structures was identified which would indicate a significant structural want of repair with these elements.

The ridge height of the main pitched roof was measured and this was found to be lower than that required to form a loft conversion. Lowering the ceilings at first floor level and increasing the ridge height will be required to provide sufficient head height in this space.



Photo - 72 Main loft void.



Photo - 73 Mouse bait in loft void.



Photo - 74 Mouse bait in loft void.



Photo - 75 Ridge height of pitched roof.



Photo - 76 Elevated damp meter readings to chimney stacks.



Photo - 77 Damp meter testing to roof timbers.



Photo - 78 Water damage to roof timbers in contact with chimney stack.



Photo - 79 Damage to roof timbers.

## E2 Ceilings

The property looks to feature both plasterboard and lath and plaster ceilings. These are described as follows:

2

Cracking was found to the ceilings in both bedrooms. This has resulted at the joints of the plasterboard fixed to these ceiling surfaces and is not of concern. Similar cracking was also found to the ceiling above the first floor landing. These surfaces can be made good during the next cycle of decorations.

The bathroom ceiling has been affected by high humidity and we recommend that the extractor fan in this space is renewed. Cracking and a failure of the decorations in this area has also resulted from water penetration due to failed roof coverings above. Despite this decorative damage, no elevated readings were recorded to this surface.

Minor cracking was also found to the ceiling in the WC. This is not of concern and can be made good during the next cycle of decorations.

At ground level, cracking was also found to the ceiling in the living area. This has resulted at the joints of the plasterboard and can be made good when these surfaces are redecorated. The ground floor hallway ceiling is in slightly tired decorative condition and would benefit from redecoration

In the kitchen, a failure of the plastered ceiling surface above the sink was found. We suspect that this has been caused by leaking from the shower tray above this area, however, no elevated damp meter readings were recorded. Hacking out and renewal of the affected area of plaster is required.

The rear dining area ceiling sits below the flat roof above this area. Thermal shadowing to this ceiling was noted, indicating a lack of insulation between the roof joists. We recommend that the insulation is improved when the roof coverings are next replaced.

Overall, the ceilings are in tired decorative condition and would benefit from decoration and repair throughout.



*Photo - 80 Front bedroom ceiling.*



*Photo - 81 Rear bedroom ceiling.*



*Photo - 82 Cracking to the bedroom ceiling.*



*Photo - 83 Cracking to the landing ceiling.*



*Photo - 84 Cracking to landing ceiling.*



*Photo - 85 Humidity damage to bathroom ceiling.*



*Photo - 86 Humidity damage to bathroom ceiling.*



*Photo - 87 Water penetration damage to bathroom ceiling.*



*Photo - 88 WC ceiling.*



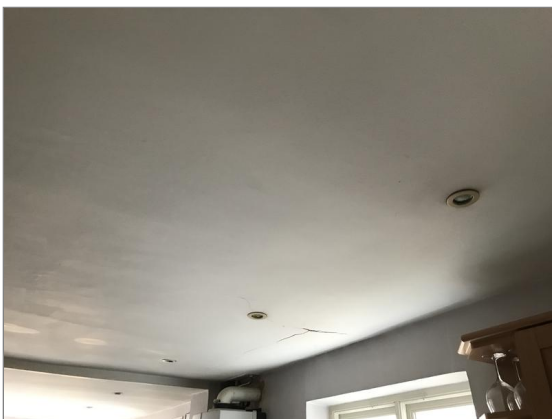
*Photo - 89 Front sitting room ceiling.*



*Photo - 90 Rear sitting room ceiling.*



*Photo - 91 Ground floor hallway ceiling.*



*Photo - 92 Kitchen ceiling.*



*Photo - 93 Damage to kitchen ceiling.*



Photo - 94 Thermal shadowing to rear addition ceiling.

### E3 Walls and partitions

The external walls are of masonry construction. The internal partitions are of masonry and timber studwork. The internal walls are described as follows:

2

The rear dining area walls are in tired decorative condition. Cracking has developed to the surface of the walls, indicating slight movement of the back left hand corner of this structure. If an extension is to be carried out, then the depth of the foundations should be examined and reinforced as required. No significant areas of damp penetration through these walls were identified, however, the surfaces have been affected by high humidity. We recommend that a humidity activated extract fan is fitted in this space to improve the control of humidity in this area.

A limited inspection of the kitchen wall surfaces could be carried out due to the built-in fittings in this space. Elevated damp meter readings were recorded to the face of the partition walls separating this area from the dining room. We suspect that this has been caused by bridging of the damp proof course by the floor structure in this area. Renewal of the damp proof course and damp proof membrane laid beneath the floor should be carried out (if significant extension works are planned).

The entrance hallway walls are in tired decorative condition and they have been subject to scuffing and minor mechanical damage. Elevated damp meter readings were also recorded to these wall surfaces, likely due to drafts (causing humidity to condense upon these surfaces).

The living area walls are tired. Specifically, cracking has resulted to their surfaces and water staining has occurred due to high humidity in the property. Redecoration and repair of the wall surfaces is required.

At first floor level, cracking was noted below the landing window. This has resulted due to differential movement between the front and rear of the property. Crack stitching repairs to the wall are required. Water penetration was also noted above this window due to a failure of the adjacent roof coverings.

The bathroom walls are in tired decorative condition and they have been affected by high humidity. Water penetration was also evidenced as a result of a failure of the roof coverings above this area. The tiling within the shower enclosure was found to have failed and water penetration is occurring through the tiles. This will require re-tiling of this space to resolve and these works should occur in the near future (in order to preserve the supporting wall behind). It should be noted that any

damage that has occurred to the adjacent walls and floors is concealed by the built-in fittings in this space.

Cracking was found at the wall abutments within the WC. This has resulted due to differential movement of the external walls and the internal partitions (which is typical for dwellings of this type).

The front bedroom walls are in poor decorative condition and they require redecoration. Cracking was observed below both windows in this room. This has been caused by movement of the bay and will require crack stitching repair and redecoration to resolve. This area of cracking should be monitored, as repairs to the lintel above the bay and the foundations of the bay may be required. Slight hairline cracking was also found to the corner and above the door of this room. This is not of concern and can be made good when these surfaces are next redecorated.

Cracking has developed below the window in the rear bedroom, again, due to differential movement between the front and rear of the property. This can be made good as described above.

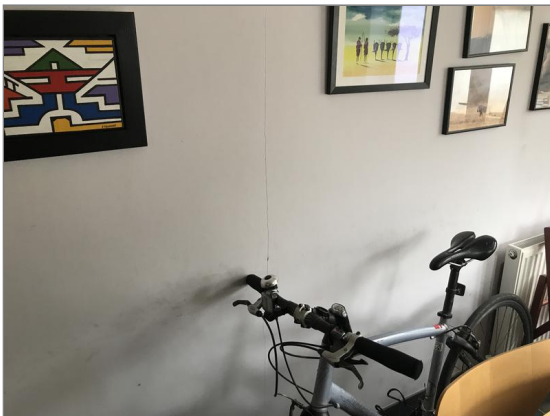
Overall, the internal walls are in tired decorative condition throughout and require crack stitching repairs, plaster repairs and redecoration. We recommend that the cracking to the rear addition and front bedroom is monitored for any further movement. In addition, external repairs are required to remedy the damp penetration this is occurring and the tiling within the bathroom requires renewal.



*Photo - 95 Dining area walls.*



*Photo - 96 Damp meter testing to dining area walls.*



*Photo - 97 Cracking to dining area walls.*



*Photo - 98 Cracking to dining area walls.*



Photo - 99 Cracking to dining area walls.



Photo - 100 Humidity damage to kitchen walls.



Photo - 101 Kitchen walls.



Photo - 102 Damp meter testing to kitchen walls.



Photo - 103 Cracking to kitchen walls.



Photo - 104 Dampness to kitchen walls.





*Photo - 105 Dampness to kitchen walls.*



*Photo - 106 Entrance hallway walls.*



*Photo - 107 Damp meter testing to entrance hallway walls.*



*Photo - 108 Damp meter testing to entrance hallway walls.*



*Photo - 109 Front sitting room walls.*



*Photo - 110 Front sitting room walls.*



*Photo - 111 Opening to rear sitting room.*



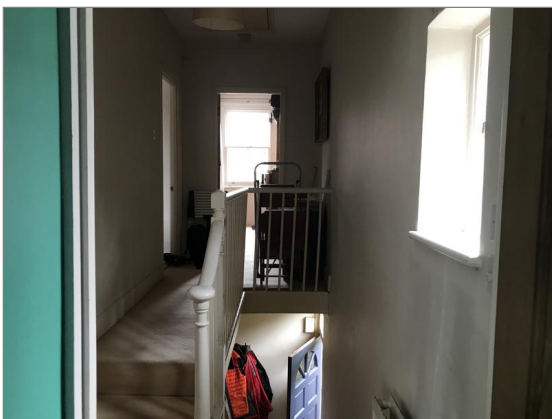
*Photo - 112 Rear sitting room walls.*



*Photo - 113 Elevated damp meter readings to rear sitting room walls.*



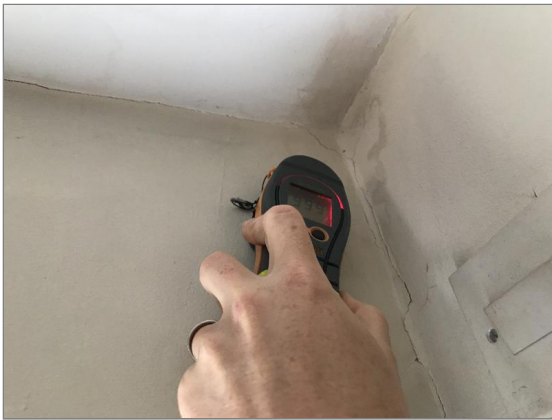
*Photo - 114 Cracking above door leading to sitting area.*



*Photo - 115 First floor landing walls.*



*Photo - 116 Cracking to first floor landing walls.*



*Photo - 117 Dampness to first floor landing walls.*



*Photo - 118 Bathroom walls.*



*Photo - 119 Damp meter testing to bathroom walls.*



*Photo - 120 Shower enclosure.*



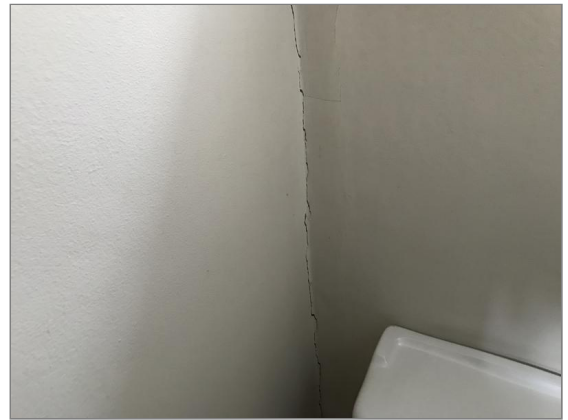
*Photo - 121 Humidity damage to bathroom walls.*



*Photo - 122 Failure of tiling in shower enclosure.*



*Photo - 123 WC walls.*



*Photo - 124 Cracking to WC walls.*



*Photo - 125 Front bedroom walls.*



*Photo - 126 Front bedroom walls.*



*Photo - 127 Cracking to front bedroom walls.*



*Photo - 128 Cracking to front bedroom walls.*



Photo - 129 Front bedroom walls.



Photo - 130 Rear bedroom walls.



Photo - 131 Cracking to rear bedroom walls.



Photo - 132 Rear bedroom walls.

#### E4 Floors

The property features suspended timber floors at ground and first floor level with solid floor construction to the kitchen and rear addition. The floor structures and floor coverings are described as follows:

2

Slight unevenness and deflection were noted to the floors in the bedrooms. This has resulted due to settlement of the property and also slight warping of the timber floorboards. The floorboards can be locally repaired and replaced when the floor coverings are next renewed. No signs of progressive movement were found and we have no significant concerns regarding the floor structure at first floor level.

The bathroom floor features slate tiles. No failure of this surface was identified.

Ground floor suspended timber floor structures require ventilation to remove humidity from the void beneath them. Subfloor vents have been provided around the building for this purpose, however, some of these lie in close contact with the ground. We recommend that a channel drain (or gravel filled French drain) is introduced around the perimeter of the property to prevent water from entering into them.

At ground floor level, slight unevenness was observed to the floor in the front sitting room. Again,

this is due to minor wants of repair of the floorboards.

The floor structure to the kitchen is of solid construction and this has been overlaid with stone slabs. This structure may have breached the damp proof course to the internal walls. If significant works are undertaken, then we recommend that this structure is broken out and renewed; the reinstated floor should feature a damp proof membrane. The damp-proof membranes to the internal walls should also be renewed as part of these works. No current structural wants of repair were identified with these elements.

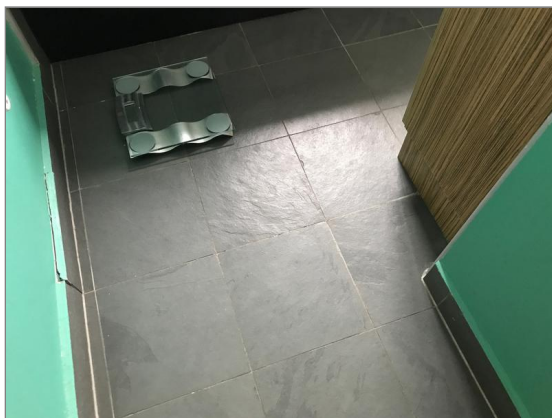
The carpet throughout the property would benefit from renewal. A new owner should note this part of London is prone to wool eating moth infestation and any new carpet should be of synthetic material or treated wool (to protect it from these insects).



*Photo - 133 Sub floor vent close to ground.*



*Photo - 134 Sub floor vent in contact with ground.*



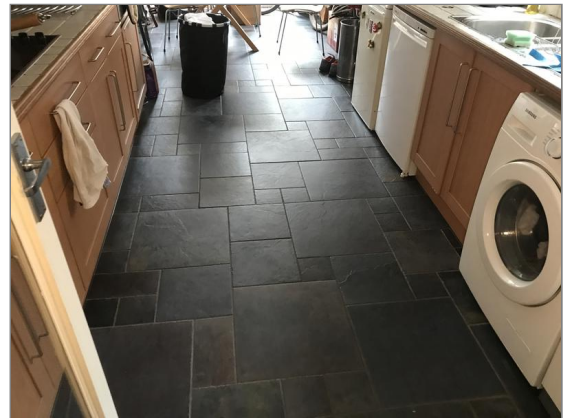
*Photo - 135 First floor bathroom floor.*



*Photo - 136 Floorboards visible through living room floor.*



*Photo - 137 Living carpet in tired condition.*



*Photo - 138 Kitchen floor.*

### **E5 Fireplaces, chimney breasts and flues**

The boiler flue penetrates through the external wall of the kitchen. This is a modern balanced flue which is in fair condition.

2

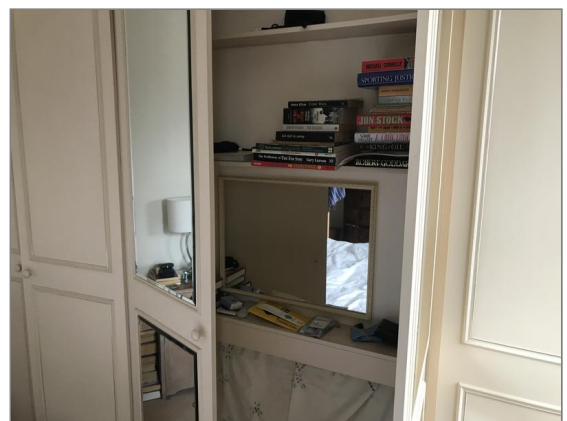
The chimney breast in the front bedroom has been enclosed in upon and could not be directly inspected. We recommend that a flue vent is provided to remove humidity from the structure (as and when the structure is opened up).

The rear bedroom chimney breast has had its fireplace removed and a flue vent has been provided to this structure. No current wants of repair were identified with this element.

The ground floor living area features two open gas fireplaces. These appliances should be serviced by a Gas Safe Engineer prior to use. No visual defects were identified with these installations.



*Photo - 139 Boiler flue.*



*Photo - 140 Chimney breast enclosed in upon in the front bedroom.*



*Photo - 141 Chimney breast in the rear bedroom.*



*Photo - 142 Living area gas fire.*



*Photo - 143 Living area gas fire.*

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

The front bedroom features vinyl faced built-in wardrobes. These elements are dated and a new owner will likely wish to renew them.

2

The rear bedroom features built-in wardrobes comprising timber louvre doors. As before, these elements are tired and a new owner should consider replacing them.

The living area features built-in cupboards with glass shelves. These elements are in tired decorative condition and would benefit from redecoration.

The kitchen features foil faced MDF cabinetry with a tiled worktop. These fittings have reached the end of their life and we recommend that they are completely renewed.





*Photo - 144 Front bedroom wardrobes.*



*Photo - 145 Rear bedroom wardrobes.*



*Photo - 146 Living room fittings.*



*Photo - 147 Living room fittings.*



*Photo - 148 Kitchen fittings.*



*Photo - 149 Kitchen fittings.*



*Photo - 150 Kitchen fittings.*

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

The internal doors are simple timber door sets; it should be highlighted that these are non fire rated fittings. If a loft conversion is formed, then fire rated doors should be installed throughout. The kitchen door is fully glazed, however, there is no Kitemark on the glazing to indicate that toughened glass has been installed (or the door is fire rated). We recommend that this door set is renewed with a fire rated door set with safety glass (to protect occupants who may fall against the door).

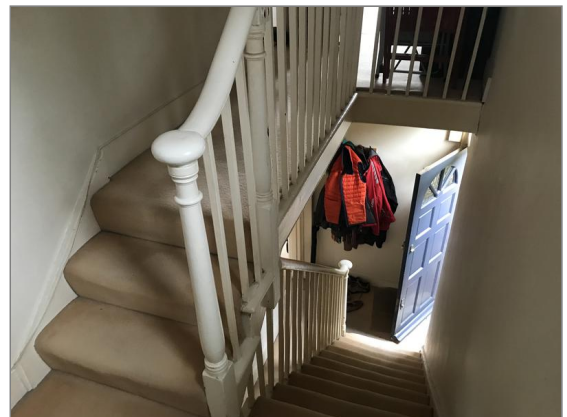
2

The stairs rising from ground to first floor level are uneven and there is deflection to the landing on the stairs. A new owner may wish to have these elements renewed.

There is a storage area beneath the stairs and white painted timber doors lead into this area. These surfaces would benefit from redecoration.



*Photo - 151 Bedroom door.*



*Photo - 152 Stairs going up to first floor level.*



Photo - 153 Failure of decorations to stairs.



Photo - 154 Glazed door to kitchen.



Photo - 155 Under stairs storage cupboard.

## E8 Bathroom fittings

The property features a WC and a separate bathroom. The fittings in these spaces are tired and we recommend that these suites are renewed in the near future. As mentioned in E2, evidence of previous leaking from the shower tray was identified.

2



Photo - 156 WC fittings.



Photo - 157 Bath fittings.



*Photo - 158 Basin fittings.*



*Photo - 159 Shower fittings.*



*Photo - 160 Shower tray.*

**E9 Other**

	<input type="radio"/>
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# 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

A visual inspection was made of the installed services.

1 2 3 NI

### 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.*

The electrical distribution boards and meters are located beneath the stairs. The property features a part RCD protected distribution system, indicating the system is likely to be in excess of 20 years old. The electrical fittings in the property are tired and would benefit from renewal. If significant works are intended, we recommend the property is completely rewired and a fully RCD protected distribution board is fitted. No visual wants of repair were identified during the survey.

2



Photo - 161 Electricity meter.



Photo - 162 Incoming main.



Photo - 163 Non RCD protected light circuits.



Photo - 164 RCD protected distribution board.



Photo - 165 Dated light fitting.

## 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.

The gas meter cabinet is located at the front of the property and this supplies fuel to the boiler (the kitchen features an electric hob). No wants of repair were identified with this service.

2



Photo - 166 Gas meter cabinet.

## F3 Water

The property features a cold water tank in the loft which supplies cold water to the boiler and bathroom fittings. There is a build up of sediment within the tank and this should be cleaned and properly sealed. It should be noted that if tank fed water supplies are not properly maintained, they pose a risk of Legionella. If a loft conversion is intended, then we recommend that the property is re-plumbed so that all outlets are provided under direct mains pressure. As part of these works, we recommend that a large capacity cold water main is brought into the dwelling. We were informed that the cold water isolation valve of the incoming main is located within the kitchen. During the inspection, a sufficient flow of cold water was provided by this system.

2



Photo - 167 Cold water tank in the loft.



Photo - 168 Sediment build up in tank.



Photo - 169 Testing cold water supply.

#### F4 Heating

The property is heated by a gas fired boiler in the kitchen and this supplies hot water to the radiators. There is rusting to the radiators and the boiler looks to be nearing the end of its life. We recommend the heating system and boiler are completely renewed in the near future. Due to the high ambient temperature at the time of the inspection, we were unable to test the effectiveness of the heating system.

2





Photo - 170 Rust to radiator.



Photo - 171 Boiler in the kitchen.

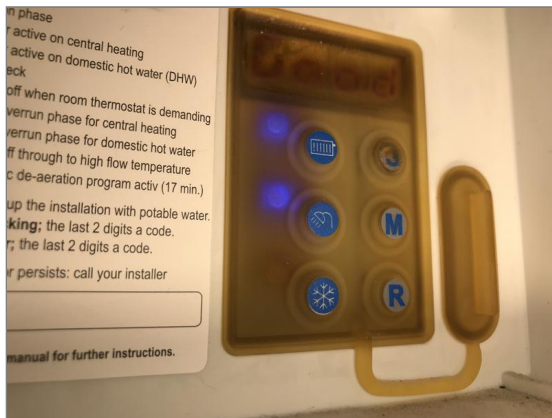


Photo - 172 Boiler panel.

## F5 Water heating

The property features a hot water cylinder located adjacent to the first floor landing. The cylinder has reached the end of its life and water damage to the flooring adjacent to the hot water cylinder was found. We recommend that the cylinder is renewed in the near future. Despite its age, the system was able to supply an adequate volume of hot water.

2



Photo - 173 Hot water cylinder



Photo - 174 Evidence of leaking next to hotwater cylinder.



Photo - 175 Testing hot water supply.

## F6 Drainage

The drainage is connected to a soil stack that runs down the rear face of the property. The lid to the inspection chamber in the front garden is cracked and replacement of the lid is required. In addition, the chamber was observed to be partially blocked. We recommend that a CCTV survey is carried out of the sub-surface drainage to check for any defects in the system.

2

The drainage runs along the side passageway at the rear of the property. If a side addition is formed, these works would require building over this area. Works to alter the drainage system and the consent of Thames Water will be required.



Photo - 176 Crack to inspection chamber lid.



Photo - 177 Slight blockage to front garden inspection chamber.



Photo - 178 uPVC soil stack at the rear of the property.



Photo - 179 uPVC soil stack and inspection chamber in the rear garden.



Photo - 180 Inspection chamber located in the rear passageway.

## F7 Common services

# G

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

# G

## Grounds (including shared areas for flats)

### Limitations on the inspection

A visual inspection was made of the external areas.



### G1 Garage

The property does not feature a garage, however, permit controlled on street parking is available on the road at the front of the dwelling.

NI



Photo - 181 On street parking.

### G2 Permanent outbuildings and other structures

The front garden is bordered by a low picket fence and this element is in fair condition. In contrast, the paving in the front garden has failed and requires complete renewal. There is a single skin blockwork wall to the right hand side of the garden. This is also in poor condition and a new owner should consider having this replaced.

2

The paving to the side passageway is in poor condition and requires renewal. The paving slabs have been laid directly onto the soil (with a suitable sub-base).

There is bamboo growth in the side passageway. It should be highlighted that bamboo can pose a risk to the foundations of a property and we recommend that this plant is completely removed.

The rear garden area also features paving and this requires re-laying. A low border has been formed around the garden and this comprises a low brickwork wall. Mature plant growth has caused damage to this wall and it requires repair.

Overall, the grounds are in tired condition and would benefit from re-landscaping.



*Photo - 182 Front garden.*



*Photo - 183 Failure of paving in front garden.*



*Photo - 184 Failure of paving in front garden.*



*Photo - 185 Damage to front garden wall.*



*Photo - 186 Paving to the side of the property.*



*Photo - 187 Paving to the side of the property.*



*Photo - 188 Paving to the side of the property.*



*Photo - 189 Paving slabs require re-laying to the side of the property.*



*Photo - 190 Mature bamboo growth at the side of the property.*



*Photo - 191 Rear garden.*



*Photo - 192 Damage to wall in rear garden.*



*Photo - 193 Rear garden walls.*



*Photo - 194 Rear garden.*

**G3 Other**





# 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

No significant matters.

### H2 Guarantees

No guarantees likely to be available.

### H3 Other matters

We noted that the eaves of the roof to the neighbour's garden building oversail the boundary. A new owner may wish to request that the neighbour removes this structure back to the boundary.

A Party Wall Award has been served to enable works to the neighbouring property. The notifiable works described in the Award have been completed. The works are typical and do not look to have significantly impacted the subject property.

The extension works planned for the subject dwelling would require Party Wall Notices to be served upon the adjacent owner. We recommend that the party wall surveyor, previously appointed in this matter, is also appointed by a new owner of this property (as they have experience with the site and the neighbour). The Party Wall Act enables party fence walls (garden walls) to be taken down and raised to enclose new extensions and this could form part of the Award.



*Photo - 195 Roof structure oversailing boundary wall.*



## 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

There is a risk to the timber structure of the building as a result of the water penetration through the roof coverings and external walls.

The cracking to the rear addition and front bedroom should be monitored for further movement

The bamboo at the side of the property should be cut back to prevent damage to the foundations of the building.

## I2 Risks to the grounds

No exceptional risks.

## I3 Risks to people

The kitchen door set should be renewed with a fire rated fitting comprising toughened glazing.

## I4 Other risks or hazards

# J

## Surveyor's declaration

## Surveyor's declaration

**Surveyor's RICS number**

6614456

**Qualifications**

BSc (Hons) MRICS MCIQB

**Company**

Calsurv Chartered Surveyors

**Address**

Unit 2, 118 Putney Bridge Road, London, SW15 2NQ

**Phone number**

0208 788 3666

**Email**

office@calsurv.co.uk

**Website**

www.calsurv.co.uk

**Property address**

L2 Example Street, London, SW

**Client's name**

Mrs Example

**Date the report was produced**

3rd December 2022

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

**Signature**



# K

## What to do now

# K

## Further investigations and getting quotes

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

### Getting quotations

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

You should also:

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

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

### Further investigations and what they involve

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

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

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

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

### Who you should use for further investigations

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





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

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

### The service

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

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

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

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

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

### The inspection

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

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

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

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

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

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

## Services to the property

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

## Outside the property

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

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

## Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

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

## Dangerous materials, contamination and environmental issues

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

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

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

## The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

## Condition ratings

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

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

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

## Energy

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

## Issues for legal advisers

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

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

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

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

## Risks

This section summarises significant defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.

## Standard terms of engagement

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

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

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

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

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

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

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

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

This report is for use in the UK.

## Complaints handling procedure

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

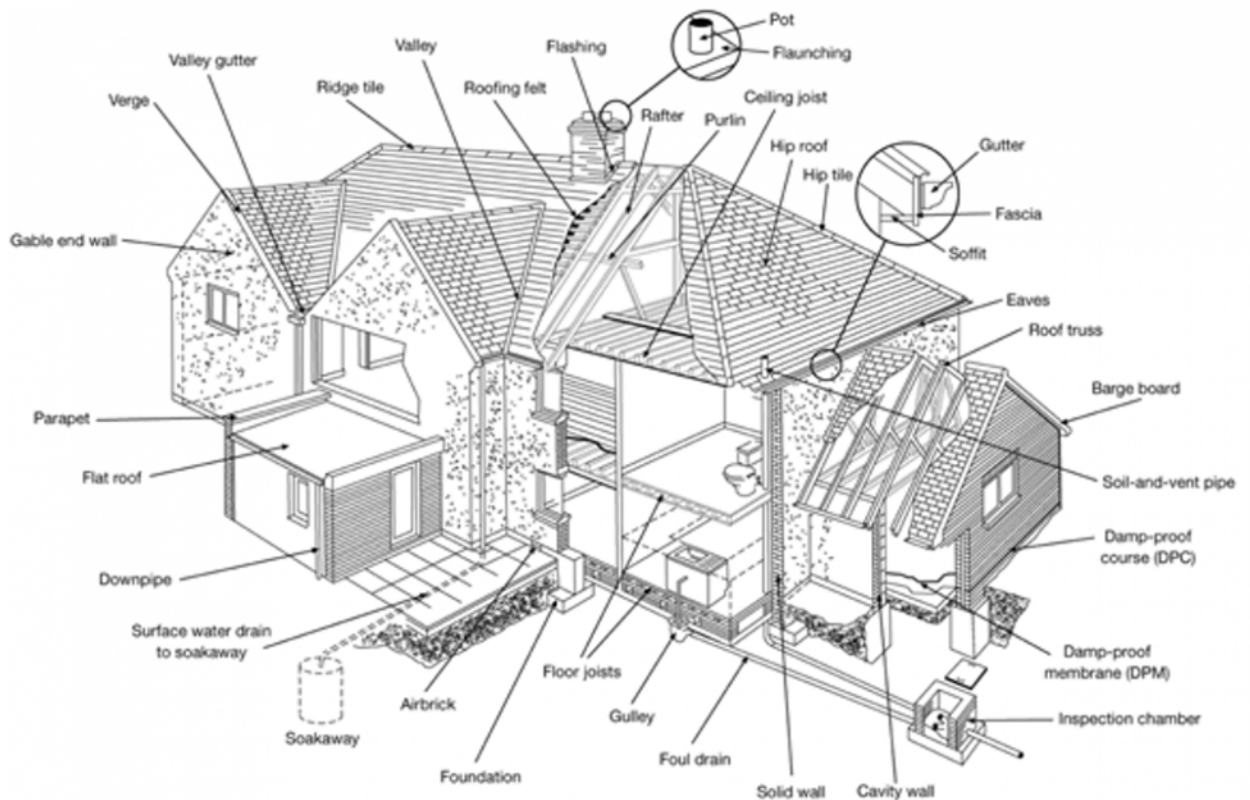
# M

## Typical house diagram

# M

## Typical house diagram

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





## RICS disclaimer

### You should know...

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