

LEVEL 2

RICS Home Survey Level 2 + Valuation

HOME SURVEY TEST - Level 2 +
Valuation, Portsmouth, Hampshire,
PO1 1JJ

JP Chartered Surveyors

June 18th 2021

2

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A About the inspection

This RICS Home Survey – Level 2 (survey and valuation) 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.

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 about:

- 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 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 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. Also, we do not remove secured panels or undo electrical fittings.
- 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.

Surveyor's name

Mr S Surveyor

Surveyor's RICS number

RICS - 1234567

Company name

For Any Survey

Date of the inspection

20th May 2021

Report reference number

SurvLev1/485/SM

Related party disclosure

We are not aware of any conflict of interest as defined in the Royal Institution of Chartered Surveyors' 'Rules of Conduct' or as defined in its 'Valuation Standards'

Full address and postcode of the property

HOME SURVEY TEST Portsmouth, PO1 1JJ

UPRN**Weather conditions when the inspection took place**

On the day of the inspection it was dry and sunny. Temperature 21°C

Status of the property when the inspection took place

The property was occupied and furnished throughout. There were fully fitted floor coverings in all rooms.

Please refer to your Terms and Conditions report received for a full list of exclusions

Date received: 15th May 2021

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.

Overall opinion of the property

We are pleased to advise you that in our opinion this property is, on the whole, a reasonable purchase at the agreed price of £

We found no evidence of any significant defects or shortcomings and providing the property is kept in good repair, we cannot foresee any special difficulties arising on resale in normal market conditions.

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'

Documents we may suggest you request before you sign contracts



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

Element No.	Document name	Received
	HM land register - boundaries Drainage report Tree preservation orders	

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

E7	E7 Woodwork (for example staircase joinery)
F1	F1 Electricity
F2	F2 Gas/Oil
F4	F4 Heating
F5	F5 Water Heating



Elements that require attention but are not serious or urgent

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

Element no.	Element name
F3	F3 Water



Elements with no current issues

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

Element no.	Element name
D1	D1 Chimney Stacks
D2	D2 Roof Coverings
D3	D3 Rainwater Pipes and Gutters
D4	D4 Main Walls
D5	D5 Windows
D6	D6 Outside Doors (including patio doors)
D7	D7 Conservatories and Porches
D8	D8 Other Joinery and Finishes
D9	D9 Other
E1	E1 Roof Structure
E2	E2 Ceilings
E3	E3 Walls and Partitions
E4	E4 Floors
E5	E5 Fireplaces, Chimney Breast and Flues
E6	E6 Built-In Fittings (built-in kitchen and other fittings, not including appliances)

E8	E8 Bathroom Fittings
F6	F6 Drainage
G1	G1 Garage



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
n/a	

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 60

Issues relating to the energy efficiency rating

None

Mains services

A marked box shows that the relevant mains service is present.

Gas Electric Water Drainage

Central Heating

LPG Solid Fuel Oil Other

Other services or energy sources (including feed-in tariffs)

None

Other energy matters

None

C Location and Facilities

Grounds

There is an attached garage with the property. The property has a front and rear garden. The rear garden is fully enclosed. There is a driveway to the front of the property. Off-street parking is available.

Location

The property is in a residential area. The immediate neighbourhood includes mixed style and aged properties.

Facilities

The property is within reasonable distance of the usual amenities. Public transport is readily available. There are a few schools in the immediate area.

Local environment

There are no adverse environmental factors connected with the location of the property as far as we are aware without having made or seen any environmental search reports.

D Outside the property

Limitations on the inspection

It was dry during our inspection and we cannot make any comment upon the weather-tightness of the roof coverings and rainwater goods. It is possible that defects may exist in these unseen areas and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you. It is possible that defects may exist in these unseen areas and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.

D1 Chimney Stacks

1

All chimneys have been removed down to ceiling level and replaced with flue terminals.
1 x flue situated to front of property. 2 x flues situated to rear of property. Sky satellite dish and T.V aerial located to left side of property.

Metal Flue Terminals

The metal flues are in a satisfactory condition. No repairs are currently needed. Metal flues, fillets and flashings although they could not be seen from ground level they are very exposed and should be regularly inspected and maintained in good condition.

Condition Rating - 1

Your legal adviser should check that local authority approvals have been obtained, if necessary, for the stacks which have been removed.



The roof has a covering of clay tiles. Generally they are in good condition for their age with some small areas of lichen. (Lichen, or lichenized fungus, is actually two organisms functioning as a single, stable unit. Lichens comprise a fungus living in a symbiotic relationship with an alga or cyanobacterium, or both in some instances). There are about 17,000 species of lichen worldwide.

Pitched roof

Clay hip and ridge tiles. The hip tiles are slightly uneven but appear in good condition for their age.

There are 3 areas of replacement tiles where the original chimney breast have been removed or replaced with flu terminals.

Condition Rating - 1

Due to there is no evidence of damp or leaking. The hip tiles are slightly uneven but function perfectly well. The lichen can be cleaned as part of the normal maintenance of the property.

However a point to note is a normal life span of a clay tiled roof is approximately 60 years according to BRE. As the age of this property is nearly 100 years old this should be factored into future maintenance costs.



The guttering and downpipes are a black UPVC type material.

The waste water and soil pipes are of a mixture of plastic and cast iron material. The waste water leads into the soil pipe which discharges to below ground drainage. There is no caged cover over the top of the soil pipe to prevent obstructions and birds/animals blocking any ventilation. The original cast iron soil pipes although appear worn function perfectly well.

On the day of the inspection it was a dry and sunny day and I was not able to see the guttering and associated pipework in operation. The guttering is joined to the down pipes via swan neck connections. Downpipes are a black UPVC type material. There are 2 gutters located to the rear and front right of the property.

Above the garage the gutter joint has opened which could potentially course water to fall onto the flat garage roof, which could lead to ponding and heavy water splash back causing damp issues.

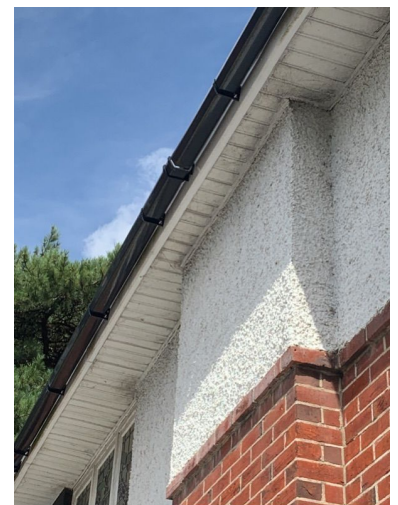
The type of trees to the front of the property have the ability to drop a larger amount of pine needles mainly around autumn time. If left unchecked these have the potential to block the guttering. I would recommend gutter covers to prevent this from occurring.

The waste water and soil pipes are of a mixture of plastic and cast iron material. The waste water leads into the soil pipe which discharges to below ground drainage. There is no caged cover over the top of the soil pipe to prevent obstructions and birds/animals blocking any ventilation. The original cast iron soil pipes although appear worn function perfectly well.

Condition Rating - 1

Due to a cage for the top of the soil pipe can be placed during normal maintenance. The gutter repair and cleaning can be completed during normal maintenance.

Gutters and downpipes carry many hundreds of litres of water during wet weather. Their joints and stop ends are particularly prone to failure as are the outfalls which can be easily blocked by leaves and other debris. All rainwater fittings should therefore be regularly checked for defects in order to prevent leakages and spillages which could lead to damp internally.





D4 Main Walls

1

The main walls as far as could be seen appear to be of cavity construction approximately 300mm thick partly with brick elevations partly with pebbledash rendering elevations above a cement plinth. The pebbledash rendering to the upper elevations is provided with mock Tudor timbering.

External Walls

The main walls are not true and plumb but are in satisfactory structural condition. The external surfaces are weathered but are in acceptable condition with no serious defects apparent. We found no evidence of significant dampness within the scope of our inspection and report. No major repairs are currently needed.

The damp proof course is covered by the cement plinth externally and therefore cannot be verified as to its existence and material. Internally the main walls were tested with a damp meter and no damp was noted. It therefore appears that the main walls are adequately protected against rising damp.

Brick work appears in good condition for the age of the property. Paintwork to rendering and mock Tudor timber is slightly worn.

Condition Rating - 1

The repainting of the render and mock Tudor timbering can be completed during normal maintenance.



D5 Windows

1

Most of the windows are plastic double glazed 22mm casement windows, with stained glass to the upper casements and mock lead strips to panels to match the original windows they are white in colour to both aspects. They are friction hinged with lockable handles. There are no trickle vents fitted to any window. There is one original window to the west elevation which is single glazed and of timber frame.

On looking on the FENSA website it states the windows were fitted in 2002.

Pitched Roof Covering

sfsdfsdfsdfs

Condition Rating - 1

When replacing windows going forward ensure trickle vents are fitted to aid in ventilation and prevent any damp issues that may occur.



D6 Outside Doors (including patio doors)

1

There are 3 sets of external doors to this property. 1 x front door. The front door to the property is a white wood effect composite door with a single vertical double glazed oblique glass panel to the upper half of the door. It is fitted with a white handle and letter box.

To the rear of the property there is a set of double glazed (with safety glass), UPVC patio doors. To the east elevation there is a double glazed (with safety glass) single door. All doors are fitted with a Millenco locking system.

Condition Rating - 1

Since 2002, double glazing should have either Building Regulation approval or should have been installed by a contractor registered with an association such as FENSA, CERTAS or BM Trada which has been recognised by the Government under the 'Competent Person Scheme'. Your legal adviser should check this.



D7 Conservatories and Porches

1

Timber framed open faced porch with matching clay tiles. UPVC fascia and soffits with wooden supports.

There is no evidence of wood boring insects to the wooden supports.

Condition Rating - 1

The main example of wood to the external aspect is the mock Tudor timbering to the upper elevations.

The decoration of the timber appears slightly worn and would benefit from repainting. As well as having better aesthetics it would help with prolonging the life of the wood.

Mock Tudor timbering to upper elevations. All fascias and soffits are of a UPVC material.

Condition Rating - 1

Bearing in mind the age and exposure of the property and the possibility that the original timber boards may have merely been overlaid with plastic sections, some additional hidden decay may be discovered upon closer inspection or when annual maintenance checks are carried out. Further repairs/replacements may well be needed to the external joinery and roof timbers.

D9 Other

Porches

Timber framed open faced porch with matching clay tiles. UPVC fascia and soffits with wooden supports.

There is no evidence of wood boring insects to the wooden supports.

The lead flashing appears in good condition for its age.

Condition Rating - 1



E Inside the property

Limitations on the inspection

Within the main roof space, stored household goods, the presence of a considerable amount of insulation laid over ceiling joists, water tanks and the low pitch roof severely obstructed our inspection of the area. The tiled surfaces and laminate flooring could not be tested with a moisture meter. The fitted floor coverings throughout the property restricted our inspection of the floors. The large amounts of furniture, stored items, personal effects and fitted cupboards limited our inspection of the internal areas. The stair carpet restricted our inspection of the staircase and its structure. Therefore, where Condition Ratings have been allocated, these may well have been based on a limited inspection. It is possible therefore, that defects may exist in these unseen areas and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.

E1 Roof Structure

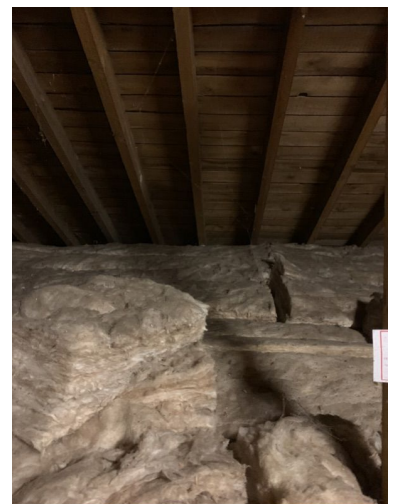
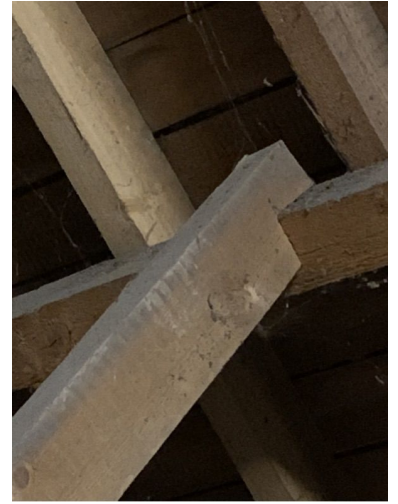
1

The dwelling has a pitched double hipped roof, with clay tiles fixed directly too boards, no sarking felt can be seen. There are a number of struts that help support the weight of the roof. From my position at the loft hatch there is no evidence of wood boring beetles. The flooring to the roof space is unboarded and has insulation covering. The access to the loft is through a single loft hatch located to the landing the 1st floor. Ventilation is directly through the boarding, also through air vents located to the soffits. There is no evidence of birds or bats within the loft space. There is approximately 300mm of Earthwool insulation covering the flooring over and between the joists.

Condition Rating - 1

Whilst we found no defects or damp internally, hidden parapet gutters and their outfalls are often neglected and need regular inspection and maintenance to ensure they remain watertight. This should be undertaken on an annual basis.







E2 Ceilings

1

The ceilings in the property are of lath & plaster construction. It consists of narrow strips of wood (laths) which are nailed horizontally across ceiling joists and then coated in plaster.

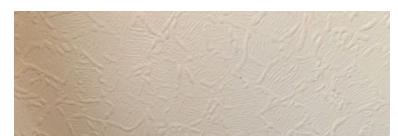
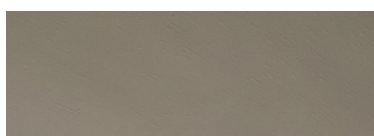
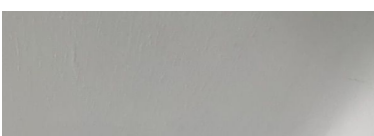
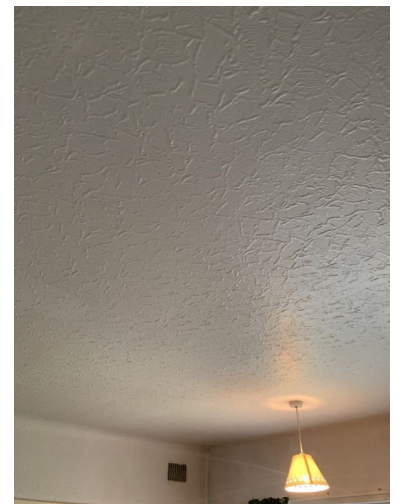
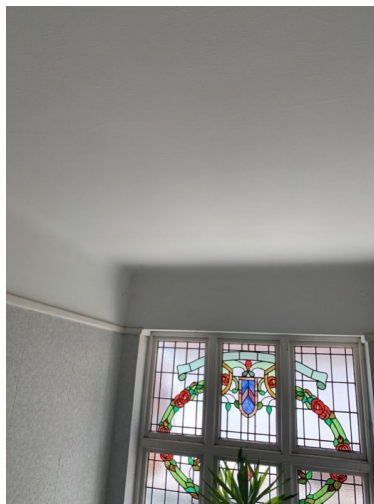
Ceilings

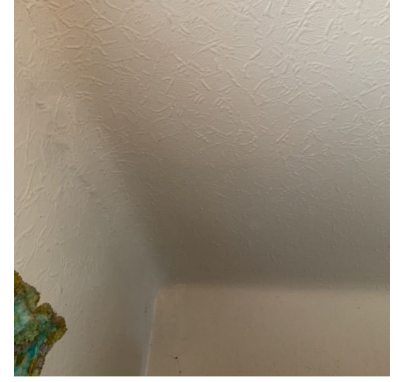
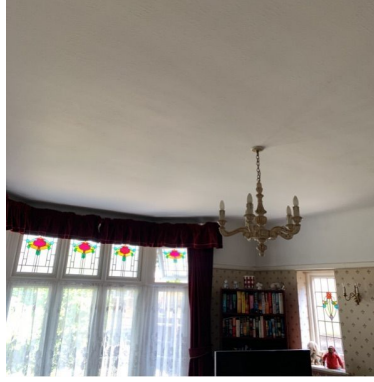
The ceilings are in satisfactory condition but some are uneven in a few places which is not unusual in older properties. Plaster finishes are also in satisfactory order. However, there are a number of minor superficial cracks present. No repairs are currently needed. The ceilings should be inspected from time to time and finishes maintained in the normal way. The ceilings are in satisfactory condition. No repairs are currently needed. The ceilings should be inspected from time to time and finishes maintained in the normal way.

Condition Rating - 1

Cracking in plaster often occurs due to movement of the floor above, the general ageing of the material and loss of adhesion over time and normal shrinkage of the material. The cracking is not considered serious or significant. If repaired and filled, the cracking may re-occur from time to time.

The original lath and plaster finishes are particularly susceptible to vibration and disturbance such as that experienced when carpets are fitted or new services installed. This causes the plaster to become detached from its backing and it may well be at the end of its serviceable life. Ongoing patch repairs will be necessary.



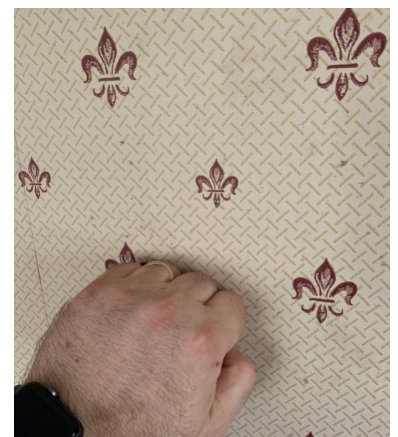
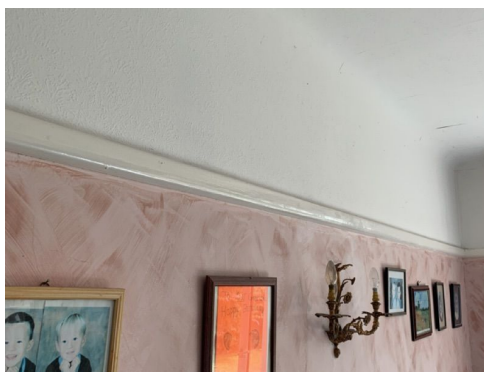
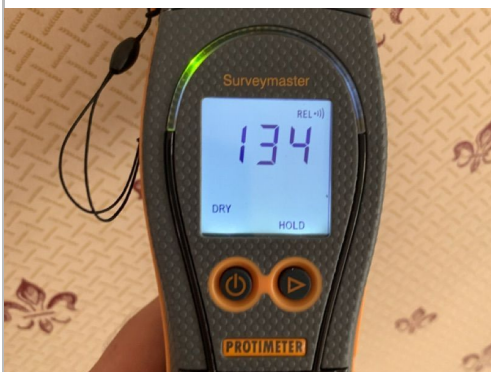


E3 Walls and Partitions

The walls and partitions are in satisfactory order but some are not true and plumb which is not unusual for a property of this age. Except for some minor cracking, the plaster finishes are also in acceptable condition. We found no evidence of significant dampness within the scope of our inspection and report. No repairs are currently needed. The walls should be checked periodically and the finishes inspected for any damp or decay. The walls and partitions are in satisfactory order. We found no evidence of significant dampness within the scope of our inspection and report. No repairs are currently needed. The walls should be checked periodically and the finishes inspected for any damp or decay.

Condition Rating - 1

Cracks in plaster often occur due to doors slamming violently, the general ageing of plaster and normal shrinkage over time. The cracking is not considered serious or significant. If the cracks are repaired and filled, they may re-occur from time to time.





E4 Floors

1

The flooring to the property is of a suspended timber floor construction. This means timber joists rest on brickwork that is ventilated from beneath with timber floorboards covering.

Floor

The floors are in satisfactory condition with no obvious serious defects but some move and creak underfoot which is not unusual for the age of the property. The floor finishes, where visible, also appear satisfactory. We found no evidence of significant dampness within the scope of our inspection and report. There were an adequate number of air vents to ventilate under-floor areas. No repairs are currently needed.

The floors should be checked periodically and finishes examined for any ageing and/or disrepair. They should be maintained in the normal way. The floors are in satisfactory condition with no obvious serious defects. The floor finishes, where visible, also appear satisfactory. We found no evidence of significant dampness within the scope of our inspection and report. No repairs are currently needed. The floors should be checked periodically and finishes examined for any ageing and/or disrepair. They should be maintained in the normal way.

Condition Rating - 1

Where floors are springing the movement is not sufficient or serious enough to warrant the expense and disruption of removing the finishes and strengthening the floor structure. Nevertheless care should be taken when furnishing rooms which suffer from such movement.

Whilst no signs of wood-boring beetle attack were found, older properties such as this one are very susceptible to such infestation which may well be discovered when the property is completely emptied. Should an outbreak be discovered, localised treatment may be necessary. As much of the property was covered up it would be prudent to carry out a more detailed inspection of the whole property now for any such infestation.



E5 Fireplaces, Chimney Breast and Flues

1

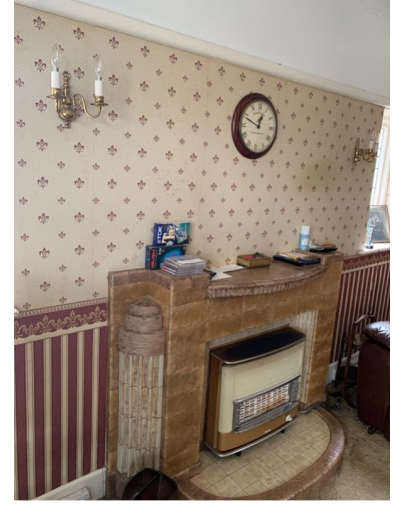
There are a total of 3 chimney breasts. 1 breast located to the rear of the property has been sealed off and not in use. The breast to the lounge has a gas fire currently fitted and I have been informed by the owner that the fire is still in use. The remaining breast to the rear dining room has currently an electric fire fitted and not in use. However this does have the potential to be removed and the breast to be brought back into operation.

All breasts are external and do not protrude into the property. The two remaining breasts have the original tiled surround and hearths.

There were no signs of damp surrounding the chimney breasts.

Condition Rating - 1

All unused flues should be covered and ventilated to reduce any risk of rain penetration and internal condensation which could result in serious damp and decay.



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

1

The kitchen units comprise of 9 x base units and 6 x wall units with wood effect door finishes and matching plinths and brushed brass effect handles. there are a further 2 base units to the utility room. There is adequate storage space for a house of the size. The condition of the units are worn with signs of wear and look dated.

Condition Rating - 1

All fittings should be regularly maintained. The built-in fittings are generally in satisfactory condition. We have not carried out any tests and therefore cannot report on whether such fittings are fully functional.



The property has timber doors, stairs, skirting boards

All internal doors are panelled hardwood doors painted white and appear in good condition for the age of property. There are no signs of wood boring insects.

Internal Joinery

The exception to this are 2 single glazed timber framed doors 1 x door to the lounge 1 x door to the dining room. The main door of concern is the door to the lounge. This door is directly opposite the stairs, all be it with a gap of approximately 6ft.

These doors do not confirm to the latest building regulations Part N.
Section 1: Protection against impact

States;

Safe breakage

1.3 Safe breakage is defined in BS 6206:1981 Specification for impact performance requirements for flat safety glass and safety plastics for use in buildings: clause 5.3, and is based on an impact test which requires the result of the impact to be limited to creating:

- a. a small clear opening only, with a limit to the size of the detached particles; or
- b. disintegration, with small detached particles; or
- c. breakage resulting in separate pieces that are not sharp or pointed.

In terms of safe breakage, a glazing material suitable for installation in a critical location would satisfy the requirements of Class C of BS 6206 or, if it is installed in a door or in a door side panel and has a pane width exceeding 900mm, the requirements of Class B of the same standard.

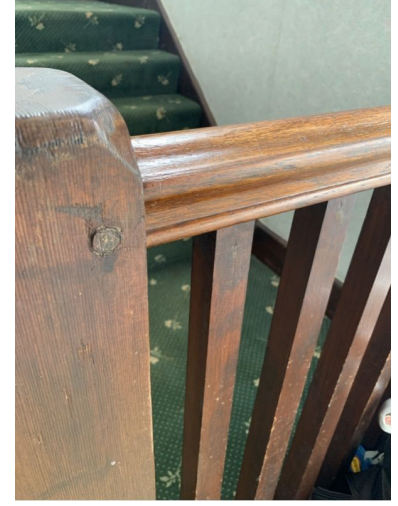
These doors should be replaced at the earliest opportunity.

There is 6" skirting throughout. The stair case is of hardwood construction with 2 x quarter turns with landing incorporated into the design. There was no signs of any wood boring beetle. A sphere of 100mm could not pass through the spindles.

Condition Rating - 3

This is due to the single panelled glazed doors that pose a serious risk to a person in the event of an accident or breakage.

In a property of this age and type it is possible that some of the paintwork may contain lead. Although this is a potential risk it is not sufficient to warrant urgent action to test all the decorated areas at this stage. You should instruct a reputable and experienced decorating contractor to check the paintwork after occupation.



E8 Bathroom Fittings

1

Units are dated and worn. The ensuite located in the main bedroom comprises of a dark cream acrylic bath and matching wash basin and toilet. There is also a single shower cubical to the corner.

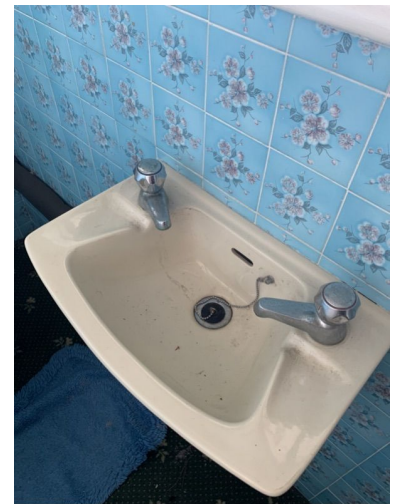
There are also 2 x separate WC's. 1 x to the ground floor, 1 x to the 1st floor. A stand alone wash basin is located to bedroom 2.

There are sufficient sanitary provision for this size of property. There is a single shower cubical to the ensuite fitted with a Triton. Both the ensuite and family bathroom appear dated and would benefit from replacement.

Condition Rating - 1

Even though both utilities are dated and slightly worn they function perfectly well.

The electric shower should be inspected and tested periodically to ensure it is safe to use in a wet environment





E9 Other

N/A

Condition Rating - N/A

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.

Limitations on the inspection

The stored items, floor finishes and thermal insulation in the roof space severely obstructed our investigation of the services. Our inspection was restricted as the inspection chamber cover in the rear garden could not be lifted. We therefore cannot make any detailed comments on the underground drainage system. Therefore, where Condition Ratings have been allocated these may well have been based on a limited inspection. It is possible that defects may exist in these unseen areas and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you. If defects are present, you may have a liability for remedial work under the terms of the lease and we therefore refer you to our comments in Section I.

F1 Electricity

3

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 electric, with a Memera 2000 consumer unit located to the upper left corner of the garage as you enter. The unit has RCD protection but no MCB protection. This is a dated and discontinued model that does not conform to the latest Part P of Building Regulations.

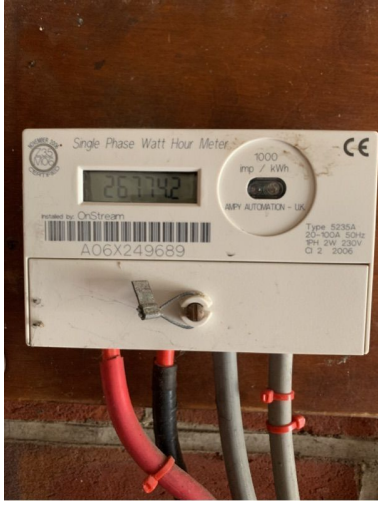
The meter fitted is a Onstream Type 5235A single phase meter. This product has now been discontinued. The nearest current equivalent is the Emlite ECA2 Electricity Meter.

The lighting in the property is provided by a mix of pendent and wall lights.

Condition Rating - 3

Your legal adviser should check whether the electrical alteration/extension work has Building Regulation approval or has been certified by an approved electrical contractor. We refer you to our comments in Section I.

Electrical faults are now the major cause of accidental fires in UK homes. The installation should be checked at least every 10 years, whenever changes are made to the property or when accidents occur which affect the electrical system. The consequences of an electric shock are far more severe in a bathroom or shower room as wet skin reduces the body's resistance. Electric showers should be checked more often for any disrepair to ensure they are safe to use.



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

There is mains gas running to the property. The gas meter is located east elevation external to the property. There is no evidence of a Gas Safety Certificate. The pipe work that can be seen appears in good condition. There is no evidence of installation or maintenance certification.

Condition Rating - 3

You should ask an appropriate person to inspect the installation before exchange of contracts as there is no current test certificate for the system. We refer you to the page in this report entitled 'What to do now'.

Your legal adviser should check the validity of any test certification for the installation and we refer you to Section I.

The installation should be inspected and tested every 12 months. If it has not been inspected within the last 12 months, then it should not be used until a full test of the system has been carried out and any faults/shortcomings rectified.

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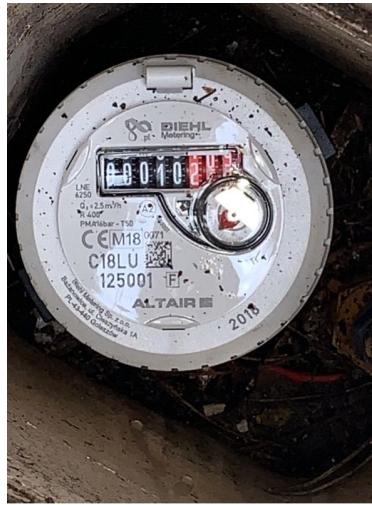
The internal stopcock we believe is in the cupboard in the hallway. The cold water pipework internally, where visible, is in copper and plastic. Water is stored in a plastic tank which can be found in the main roof space.

Mains Water

The property is connected to the mains supply. We could not find the outside stopcock. We are told that a water meter has been fitted.

Condition Rating - 2

The main supply pipe, if original, may be reaching the end of its serviceable life.



F4 Heating

Central heating and hot water is provided by a gas boiler which is located in a cupboard in the back bedroom. The central heating pipes, where visible, are in copper. The boiler is served by an expansion tank which can be found in the roof space. We do not know of any service agreement for the boiler and heating system.

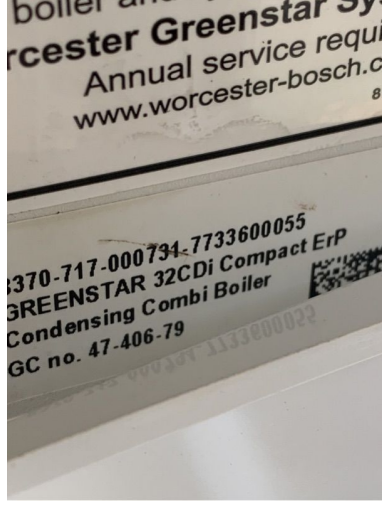
Gas Central Heating

The heating was not on when we inspected. No obvious defects were seen but we have only carried out a visual inspection of the system and therefore cannot comment in detail on its working condition.

Condition Rating - 3

You should ask an appropriate person to inspect and report on the boiler and heating system this should be done before exchange of contracts. You should follow the advice set out in the 'What to do now' page in this report.





As mentioned before, hot water is provided by the central heating boiler and is then stored within a cylinder in the roof space. . An electric immersion heater is also incorporated within the cylinder. The hot water pipes, where visible, are in copper. We are not aware of any service agreement or current test certificate for the boiler and hot water cylinder.

Water Heating

We are not aware of any current test certificate for the boiler.

Where visible the hot water installation appeared satisfactory with no serious defect or obvious leakage. We have not carried out any tests on the system and therefore we cannot comment on the operation or serviceability or safety of any of its components.

This is a risk to the building and to persons, and we refer you to our comments in section J. You should ask an appropriate person as mentioned before to inspect and report on the boiler as there is no evidence of an installation inspection in the last 12 months. This should be done before exchange of contracts and you should follow the advice in the 'What to do now' page in this report.

Your legal adviser should check the validity of any service information, test certificate and any guarantees for the boiler. If there has been no inspection or test within the last 12 months then an inspection and service/safety test of all water heating appliances must be carried out before use.

Condition Rating - 3

You should ask a reputable qualified plumbing and heating engineer to inspect and report on the. This should be done before exchange of contracts and you should follow the advice in the 'What to do now' page in this report.

Your legal adviser should check the validity of any service information, test certification and any guarantees for the boiler. If there has been no inspection or test within the last 12 months then an inspection and service/safety test of all water heating appliances must be carried out before use.

This tank should have either Building Regulation approval or should have been fitted by a registered installer with the relevant competencies. Your legal adviser should check that Local Authority approvals have been obtained or that a registered installer has been used for the work.

The method of water heating is unsatisfactory for modern living purposes and you should consider installing a more efficient system of hot water provision.

Some of the hot water pipes are hidden within the construction.

The property is assumed to be connected to the public sewer. The above ground drainage pipes are plastic. Without extensive exposure work we cannot confirm the type or layout of the underground rainwater drainage system. As it was dry, we also cannot say whether the rainwater system is fully effective.

There is a single inspection chamber at the rear of the property. This was opened and seen to be running clear. Where seen the pipework is verified clay.

It is a traditional shallow inspection chamber the channel in the middle is providing access to the drain (for rodding purposes etc). The smooth curved concrete either side of the channel is known as benching.

There is a slight incursion of soil to one corner. This is likely to have occurred by ants or other garden insects nesting / burrowing near to the location of the chamber. This can be cleaned during normal maintenance.

Condition Rating - 1

Although, there were no obvious defects the drainage is old and therefore it would be prudent to commission a camera inspection of the drains.

This should be carried out by a reputable and experienced contractor, see the 'What to do now' page in this report.



Condition Rating - N/A

G Grounds (including shared areas for flats)

Limitations on the inspection

The garage could not be fully inspected because of a large amount of personal items and therefore we cannot report in detail on such hidden areas. Therefore, where Condition Ratings have been allocated these may well have been based on a limited inspection. It is possible that defects may exist in this unseen area and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.

G1 Garage

1

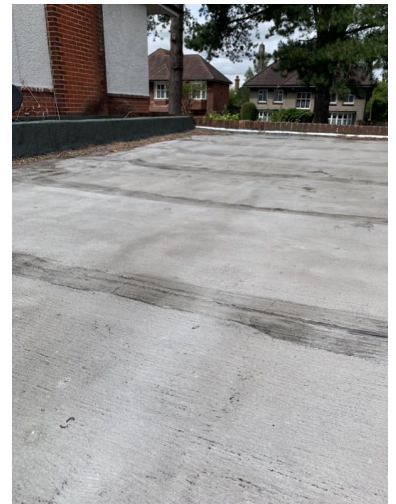
There is a large single garage adjoining the west elevation.

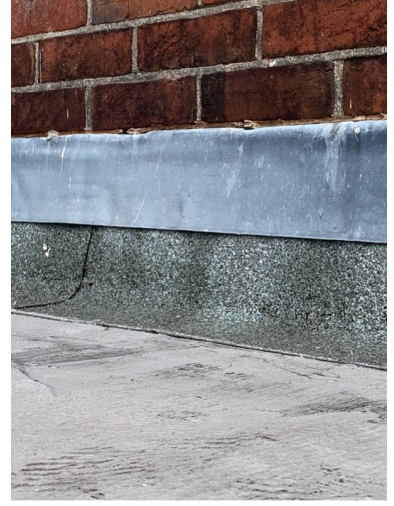
The ceiling may contain asbestos fibres. Because of the possible asbestos content, the surfaces should not be drilled or disturbed without prior advice from an appropriately experienced or qualified person (see section J3 Risks).

Although no repairs are required now, it is at least 45 years old so you must expect repairs in near future. When this occurs, you will have to use a contractor experienced in this type of work or an asbestos specialist.

Condition Rating - 1

No repair is currently needed. The property must be maintained in the normal way. Because of the possible asbestos content, you should get advice from a contractor experienced in this type of work or an asbestos specialist before the roof covering is disturbed in any way. Regular maintenance is needed.





G2 Permanent Outbuildings and Other Structures

N/A

Condition Rating - N/A

Condition Rating - N/A

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.

H1 Regulation

Ask your legal adviser to check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- The new window/s
- The alteration of the electrical system
- The double glazing installation
- The installation of the boiler

and that all statutory inspections have been made and appropriate completion certificates issued. If regulations have been breached or work carried out without the necessary approvals and certificates, then extensive and costly alteration works may well be needed to ensure compliance.

H2 Guarantees

Ask your legal adviser to check for the existence, validity and transferability of enforceable guarantees and certificates for:

- The replacement window/s
- The double glazing installation
- The boiler
- The gas installation and appliances

which should be assigned to you as a new owner of the property. The extent of any work should also be confirmed.

Ask your legal adviser to establish in the pre-contract enquiries the existence and validity of any service agreements or engineer's certificates for the:

- Central heating system
- Electrical system

with this property. The date of original installation, the name of the service company and when testing/servicing was last carried out, should also be determined.

H3 Other Matters

Make further enquiries and advise you on the ownership and obligations for the maintenance, extent and position of the property's boundaries

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.

I1 Risks to Building

F1: Electricity - no current test certificate
F2: Gas/Oil - no current test certificate
F3: Water - pipe/s leaking
F4: Heating - no current test certificate - boiler

I2 Risks to Grounds

None

I3 Risks to People

Issue - single panelled glazed doors are a serious risk to a person in the event of an accident or breakage. Replace doors as soon as practicable.

F1: Electricity - no current test certificate
F2: Gas/Oil - no current test certificate.
F3: Water - pipe/s leaking
F4: Heating - no current test certificate - boiler
G1: Possible asbestos content to ceiling.

I4 Other Risks or Hazards

None

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 15th May, 2021 as inspected was

£475000

Four hundred and seventy-five thousand pounds

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

£204750

Two hundred and four thousand, seven hundred and fifty pounds

Tenure

Freehold

Area of property (sq m)

126

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 use 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
- 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).

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

None

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

None

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 RICS number

RICS - 1234567

Phone number

0203 456 789

Company

For Any Survey

Surveyor Address

1 Sample Street

Qualifications

AssocRICS

Email

enquiry@foranysurvey.comn

Website

www.foranysurvey.com

Property Address

{property.address}

Clients Name

Mr N Smith

Date this report was produced

20th May 2021

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

Signature

Sign

Print Name

Date

L What to do now

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

Getting quotations

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

You should also:

- ask them for references from people they have worked for
- describe in writing exactly what you will want them to do and
- get 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 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') and
- a **report** based on the inspection (see 'The report').
- a **valuation**, which is part of the report (see 'The valuation below').

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; 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 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 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.

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 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 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.

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 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 and valuation) report will identify and list the risks, and explain the nature of these problems.

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.

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.

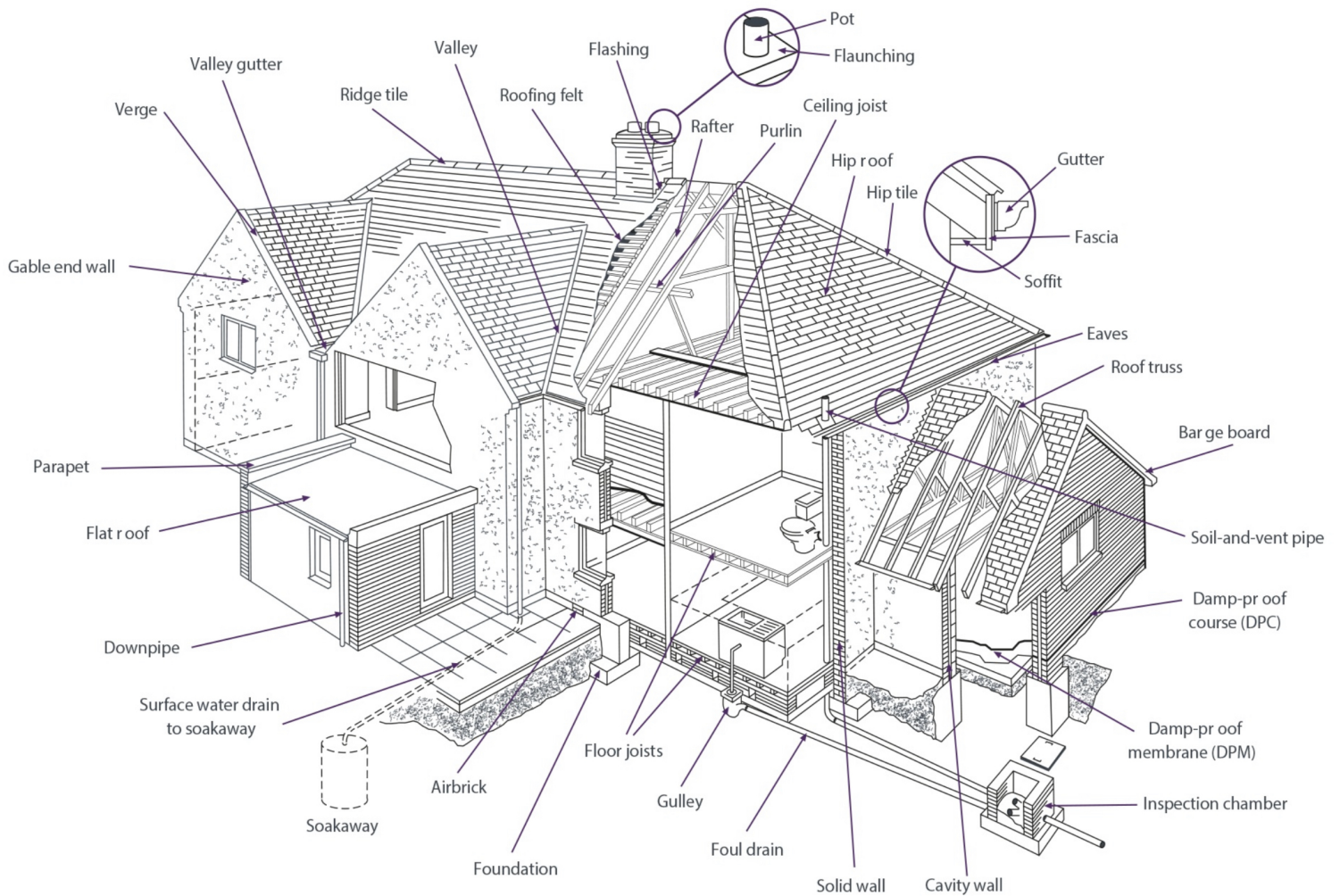
This report is for use in the UK.

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

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



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