

RICS **Building Survey**

Property address

Client's name

Date of inspection

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* Please read the entire report in order.

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RICS
Building Survey...

A

Introduction to the report

This Building Survey is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The Building Survey aims to help you:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers. A more detailed description is contained in the 'Description of the RICS Building Survey Service' at the end of this report.

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

After reading this report you may have comments or questions. If so, please contact the RICS surveyor who has written this report for you (contact details are given in section L).

If you want to complain about the service provided by the RICS surveyor, the surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

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B

About the inspection

Surveyor's name

Surveyor's RICS number

Company name

Miller Metcalfe Surveyors

Date of the inspection

Report reference number

Related party disclosure

I am not aware of any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct. I have no links with this transaction.

Full address
and postcode
of the property

Weather conditions
when the inspection
took place

At the time of inspection the weather was overcast with light intermittent showers. Prior to the inspection there was a period of changeable weather.

The status of the
property when the
inspection took place

At the time of inspection the property was occupied and fully furnished with fitted and fixed floor coverings in all rooms.

The owner was present during the inspection.

Property address

B About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than through their normal operation in everyday use.

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.

In the element boxes in parts E, F, G and H, we describe the part that has the worst condition rating first and then outline the condition of the other parts. The condition ratings are described as follows.

3	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
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.
1	No repair is currently needed. The property must be maintained in the normal way.
NI	Not inspected (see 'Important note' below).

Important note: We carry out a desk-top study and make oral enquiries for information about matters affecting the property.

We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.

We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

We inspect the roof structure from inside the roof space if there is safe access. We examine floor surfaces and under-floor spaces so far as there is safe access and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner's consent. Intermittent faults of services may not be apparent on the day of inspection.

If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.

Where practicable and agreed we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.



Please read the 'Description of the RICS Building Survey Service' (at the back of this report) for details of what is, and is not, inspected.

Property address

C

Overall assessment and summary of condition ratings

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property (with only the worst rating per element being inputted in the tables). It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

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

Our overall opinion of the property

It is important that the report should be considered in its entirety before proceeding. If there are any points in the report which require clarification or on which you require further advice, please do not hesitate to contact the writer. Whilst we do not attempt here to reiterate all of the points contained in the main body of the report, the following synopsis of the more significant matters may be of some assistance:

Considering the property's age it is in a condition which is considered to be consistent with its age and type of construction. A number of repairs are required but none of these are unusual in a property of this age. The main issues relate to the absence of certificates for the wiring, gas fire, gas pipework and central heating system. In addition, the log burning stove has not been checked for some time. Other serious concerns relate to the polystyrene lining to the garage ceiling which is a fire risk together with lack of means of escape to first floor bedrooms for the occupants of the building. Some dampness has also been found to the rear of the building but considering the size the area concerned is relatively small. Nonetheless some damp proofing will be required. There are a number of condition rating 3 items but the number is not considered to be excessive. Most repairs are condition rating 2 which is a general reflection of the overall condition of the property.

A list of repairs is given below. You should obtain quotations for all works and arrange for all further investigations/tests recommended in this report before exchange of contracts by competent specialists. Failure to do so may expose you to financial risk for which you may not be prepared. You should also ensure you thoroughly read the contents of this report as more minor repairs may be detailed which are not included in the list. The list is not given in order of priority.

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Section of the report	Element Number	Element Name
E: Outside the property	E4	Main walls
	E7	Conservatory and porches
F: Inside the property	F5	Fireplaces, chimney breasts and flues
	F6	Built-in fittings (e.g. wardrobes)
	F7	Woodwork (e.g. staircase and joinery)
G: Services	G1	Electricity
	G2	Gas/oil

Property address

C

Overall assessment and summary of condition ratings (continued)

H: Grounds(part)	G4	Heating
	G5	Water heating
	G6	Drainage
	H1	Garage(s)
	H2	Permanent outbuildings and other structures

2

Section of the report	Element Number	Element Name	
E: Outside the property	E1	Chimney stacks	
	E2	Roof coverings	
	E3	Rainwater pipes and gutters	
	E5	Windows	
	E6	Outside doors (including patio doors)	
	E8	Other joinery and finishes	
	E9	Other	
	F: Inside the property	F2	Ceilings
		F3	Walls and partitions
F4		Floors	
F8		Bathroom and kitchen fittings	
G: Services	F9	Other	
	G3	Water	
	G8	Other services/features	

1

Section of the report	Element Number	Element Name
F: Inside the property	F1	Roof structure

Property address

C

Overall assessment and summary of condition ratings (continued)

Summary of repairs (and cost guidance)

Formal quotations should be obtained prior to legal commitment to purchase the property

Repairs	Cost guidance (where agreed)
Carry out repairs and improvements to the chimney stacks.	
Carry out repairs and improvements to the rear extension roof underlining.	
Replace defective flashings.	
Carry out improvements to the front bay window roof covering.	
Provide a proper roof verge overhang to the rear extension.	
Repair/replace defective rainwater goods.	
Carry out repointing to weathered and open mortar joints. Make good defective render.	
Replace timber lintels.	
Improve/replace windows to provide adequate means of escape and ventilation.	
Replace defective double glazed units.	
Ease and adjust the front external door and provide draught proofing.	
Ease and adjust doors leading into the conservatory and re-fit the missing lock.	
Obtain a quotation to replace the conservatory.	
Repair/replace defective roof edge timbers and carry out external redecoration.	
Carry out repairs and improvements to the front tiled canopy.	
Repair/replace defective areas of ceiling plaster.	
Upgrade insulation to the roof space and ceiling slopes.	
Repair/replace defective and hollow areas of internal wall plaster.	
Carry out repairs and improvements to wall tiling in the bathroom.	
Obtain a quotation to replace the laminate floor finishes and floor tiling.	
Repair/replace defective, loose and creaking floorboards.	
Improve sub-floor ventilation.	
Obtain a quotation to carry out improvements to the open fireplaces if required.	
Ventilate redundant chimney flues.	
Carry out repairs and improvements to kitchen units and fitted cupboards.	
Ease and adjust internal doors where required.	
Replace the hallway door.	
Carry out repairs and improvements to the sanitary fittings.	
Consider installing extractor fans to the bathroom and kitchen.	

Property address

C

Overall assessment and summary of condition ratings (continued)

Obtain a quotation to install additional sockets where required.	
Obtain a quotation to replace the incoming water service pipe so that you are prepared for the costs involved.	
Repair the inspection chamber.	
Carry out improvements to external waste pipes and provide additional support.	
Extend the soil and vent pipe and fit a bird guard.	
Remove the polystyrene ceiling finishes to the garage or provide adequate fire protection.	
Repair/replace defective external joinery to the garage.	
Obtain a quotation to demolish the rear outbuilding and replace it if required.	
Repair/replace defective boundary fences.	
Relay uneven paving.	

Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

Where further investigations have been recommended in this report, it is very important that you pursue these matters before exchange of contracts, since they may reveal the need for extensive expenditure. If you are aware of the costs involved, this will provide the opportunity to renegotiate the purchase price.

- 1) Arrange for the electrical wiring to be tested by a qualified electrician.
- 2) Arrange for a Gas Safe registered engineer to inspect and test the gas pipework, gas fire and central heating system together with flues.
- 3) Arrange for a qualified plumber to investigate the incoming water service pipe to determine its condition and its adequacy.
- 4) Arrange for the log burning stove and flue in the living room to be tested by a HETAS registered engineer.
- 5) Arrange for a CCTV camera survey of the drainage system.
- 6) Arrange for a qualified glazier to inspect the large and low level glazing sections and replace with safety glass if required.
- 7) Arrange for tests to be made to the textured ceiling finishes to determine whether or not they contain asbestos.

Property address

D

About the property

Type of property

The property is a traditional two storey semi detached house. The front of the property faces approximately East. All directions given in relation to the property are taken as if facing the front from the road.

Approximate year the property was built

1935

Approximate year the property was extended

The property has been extended to the side and rear. The rear extension appears to have been done some considerable time ago but the date is uncertain. It is understood that the side extension is understood was carried out approximately eight years ago. The date of extensions should be confirmed by legal advisers. Please also refer to Section I.

Approximate year the property was converted

Not applicable

Information relevant to flats and maisonettes

Not applicable

Accommodation

First Floor: Landing, four bedrooms and bathroom with WC.

Ground Floor: Entrance hallway, two living rooms, kitchen and separate WC.

Construction

The property is of traditional construction with brick outer walls and a pitched and slated roof. Internally, the floors are mainly of suspended timber with some solid construction. Internal walls are a mixture of hollow core construction and solid masonry. The side and rear extensions also have brick outer walls but the rear extension has a pitched and tiled roof.

The roof is a simple inclined beam structure which supports loads imposed on it from the weight of the materials and external elements such as wind and snow. The loads are transferred to the support points on load bearing walls. The walls are conventional load bearing masonry. The walls transfer the loads to the foundations. Lateral restraint (the preventing of outward movement) to the outer walls is provided by the first floor and roof timbers. Where there are openings in the walls the weight from above is transferred to the support points by beams or lintels.

Solid walls rely on the thickness of the material to prevent weather penetration. The principle is that weather hitting the wall will be soaked up by the masonry. Provided that the wall is not too exposed and that there is sufficient heat and air movement the water will evaporate away before it penetrates completely through the wall. If the walls are particularly exposed or inadequately

Property address

D About the property (continued)

maintained penetrating dampness may occur. Thin walls are more vulnerable to penetrating dampness.

The foundations in a property of this age may be in concrete or stepped brickwork but cannot be inspected within the scope of this report as they are below ground. The assessment of the adequacy of the foundations is therefore carried out by inspecting and assessing the condition of the structure above ground.

Means of escape

Smoke alarms are fitted which should be tested before you move in and at regular intervals thereafter to provide an early warning to the occupants of the building in the event of a fire. You should also consider installing a mains operated interlinked (when one alarm is activated, all are activated) smoke alarm system with a heat sensor in the kitchen. This will remove the need for batteries in the alarms but will require regular maintenance by a specialist.

All doors should be kept closed at night to ensure that the escape route is protected from fire in order to minimise the risk to sleeping occupants.

Fire is always a danger but I see no abnormal risks in this property. It is recommended that a fire drill is agreed with all occupants and regularly practised so that they know what to do in the event of a fire. Further advice can be obtained from the local fire and rescue service.

Security

Consider installing security lights to the front and rear.

Consider installing window locks.

Consider installing a deadlock to the front door.

The property has a burglar alarm fitted. This has not been tested. Alarm systems need regular servicing and maintenance. The service records should be checked and if the system has not been serviced within the last 12 months you should ask a specialist to service it for you. Also ask the specialist to ensure that an automatic cut out device is in place.

Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will report the 'Current' rating here. We have not checked this rating and so cannot comment on its accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy Efficiency Rating

E41

Property address

D About the property (continued)

Services

Gas

Mains

Other

Electricity

Mains

Other

Water

Mains

Other

Drainage

Mains

Other

Please see section K for more information about the energy efficiency of the property.

Central heating

Gas

Electric

Solid fuel

Oil

None

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

None

Grounds

The property is built within a regular shaped plot and on a relatively flat site.

There is an open plan front garden with a driveway and a private enclosed rear garden.

There is a single integral garage to the right hand side and a conservatory attached to the rear.
There is also a large outbuilding at the end of the rear garden.

Location

The property is built within a mixed use area comprising private residential dwellings in close proximity to commercial/industrial buildings. This is typical of the area.

Facilities

The property is situated within a reasonable distance of all the usual amenities.

There is easy access to the road and motorway networks. Public transportation in the area is generally good.

There are plenty of local schools within a reasonable distance.

Property address

D About the property (continued)

Local environment

Specific enquiries have not been made as to whether this property has been erected on, or close to, a landfill site or contaminated land. From our general enquiries, this does not appear to be the case. However, your legal adviser must make specific enquiries in this respect. There are circumstances in which the owner of land that is contaminated is liable for the cost of removing the contamination.

According to the Geological Survey Map of this area, the property is built on a clay sub soil. There is always a concern with properties situated on shrinkable sub soils such as this as they can be prone to ground related structural movement. This is due to expansion and shrinkage in the bearing soil, which is affected by seasonal conditions such as rainfall, long dry summers and water extraction from trees. It is important that you ensure that a buildings insurance policy remains in force, to cover the property for the risk of ground related structural movement. Please also refer to Section J1 Risks to the building and J2 Risks to grounds.

The property is located in an area where coal mining once took place. It is possible that seams have been worked in the area at a depth that may be detrimental to the property. Your legal adviser must therefore obtain a report from the Coal Authority before exchange of contracts.

Other local factors

The party walls to the property are thin by modern standards with poor sound insulation qualities. This may lead to noise from neighbouring property which may be a nuisance from time to time.

The non residential buildings nearby may cause noise and disturbance from time to time.

There are no other known adverse problems regarding the location but your Legal Advisers should carry out all usual searches and enquiries and you should also visit the site at various times throughout the day and week to fully assess the situation for yourselves.

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E

Outside the property

Limitations to inspection

The inspection of the chimney stacks, roof coverings and upper sections of the outer walls was carried out from the ground with the aid of binoculars.

There is a concealed horizontal gutter to the right hand side of the building which could not be seen due to the height of the roof. It is not possible therefore to comment on condition of this gutter.

The inspection to the right hand side wall was limited due to the layout of the site and the close proximity of the property next door. A limited inspection was made from the public footway with the aid of binoculars and from the ground to the rear right hand side.

It is possible therefore, that defects may exist in these unseen areas and there may well be additional costs of repair which must be borne by you.

1 2 3 NI

E1 Chimney stacks

The property has two brick built chimney stacks, one to the front and one to the rear. Both stacks are shared with the neighbouring property on the left. Each stack has four flues in total, two of which serve this property. The front stack has one open pot visible but the remainder of the flue terminals are not visible. The flashings around the bases of the chimneys are in lead. 2

The front stack is weathered and repairs will be required around the top. At the same time, the mortar or flaunching around the pots should be checked and replaced if required. The rear stack is generally in fair condition for its age, but again the flaunching around the pots if any should be checked and replaced if required. (Condition rating 2).

Some of the flues are redundant and should be capped and vented to prevent condensation build up occurring within the flues which can cause dampness to chimney breasts internally and damage to plaster and decorations. All flues should be checked by a qualified specialist before use. (Condition rating 2).

The soakers (underflashings) that provide watertightness to the roof edges beneath the visible cover flashings, are concealed and could not be viewed. However, there is no evidence of internal leakage at these positions to suggest that they are defective.

Due to the age of the property the stacks are unlikely to have a damp proof course built into them and therefore some dampness may be experienced from time to time internally especially during periods of heavy rain. However if the stacks are well maintained then no remedial works will be needed to address this at this stage.

Due to access problems, chimney repairs tend to be expensive as scaffolding is needed.

E2 Roof coverings

The main and side extension roofs are pitched with an artificial slate covering. The main roof is underlined with a modern breathable underfelt. The rear single storey extension has a pitched and tiled roof. The front bay window has a flat roof with a lead covering. Flashings at roof abutments are in lead. 2

Improvements are required to the rear single storey extension as the roof does not extend far enough over the brickwork below to discharge water adequately. This may result in

Property address

E

Outside the property (continued)

damp penetration from time to time. The roof should therefore be improved to provide a minimum of 50mm overhang. Roof verges also need repointing. Obtain a quotation from a reputable roofing contractor. (Condition rating 2).

The rear extension roofing lining is also frayed and worn at the edges and does not project sufficiently into the guttering and it should be extended into the gutter. This will prevent rainwater running under the covering and into the gutters causing water to enter the building. When the roof covering is removed to deal with this problem, the exposed roof timbers may well have suffered some decay and may need replacing. This could be costly. (Condition rating 2).

The lead flashing to the rear extension has been patch repaired and will need replacing in the medium term. (Condition rating 2).

The lead bay window roof is ageing but generally satisfactory. The lead however needs to be re-dressed back into position. This will need replacing in the medium term. (Condition rating 2).

The horizontal valley gutter appears in satisfactory order as there was no evidence of any leakage, or recent damp staining, internally. However, our inspection was restricted and so we cannot make any detailed comment on the gutter surfaces not visible. These types of gutter tend to be neglected and are more susceptible to disrepair and blockage. Gutter linings also tend to have a short life and can fail without warning. Therefore, a closer inspection to check for defects is advised. However, this is not an urgent at present but should be carried out during normal annual maintenance.

The ridge tiles appear to be firmly fixed in place. It is not uncommon for ridge tiles to become dislodged by high winds, and occasional refixing of these must be anticipated.

E3
Rainwater pipes
and gutters

The rainwater pipes and gutters are in plastic. 2

The rainwater goods are in need of general improvement and repair. In particular, the bay window guttering has been taped-up suggesting it leaks. This should be replaced. In addition, the rainwater pipe near to the garage pedestrian access door is loose and needs to be secured back to the building. In addition, there are a number of sharp angles within the downpipe which could result in blockages from time to time. Improvements are therefore required in order to prevent future blockages. shallow angle bends should be installed. (Condition rating 2).

Defective rainwater goods are a very common cause of dampness which can lead to deterioration in building fabric and the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems such as dry rot are to be avoided.

Plastic gutters are relatively maintenance free but do require regular cleaning out and periodic resealing of their joints. Downpipes need to be checked regularly to ensure that the joints have not come apart. The gutters should be inspected at least once a year and accumulated leaves, silt and other debris be removed to prevent blockages.

E4
Main walls

The original walls are in 225mm thick solid brickwork. The front of the property has a part render finish. The extensions are in 275mm thick cavity brickwork which comprises of 2 skins of brick and possibly concrete blockwork separated by an air gap. However the rear 3

Property address

E

Outside the property (continued)

single storey extension has solid walls due to its age. The original walls possibly have a slate damp proof course although this could not be seen as to the joint has been pointed over with mortar. Support above window and door openings is provided by timber lintels where visible. The remaining openings possibly have timber internal lintels but the external skin being supported by external joinery components which is common in buildings of this age. The extension is likely to have steel lintels above openings but these could not be seen as they are concealed within the construction. Internally, the walls have plaster and dry lined plasterboard finishes.

High damp readings were recorded to ground floor walls to the rear extension and timbers in contact are at risk of decay. The damp readings are probably due the lack of an effective damp proof course or due to the dpc being bridged by the internal floor. This should be investigated further by obtaining a timber and damp report on the whole property from a specialist company who are members of the PCA (Property Care Association) prior to entering into a legal commitment to purchase. A quotation should also be obtained for any recommended remedial works. Please also refer to Sections J1 Risks to the building and J3 Risks to people. (Condition rating 3).

Open and weathered mortar joints need repointing in order to prevent damp penetration. Some minor areas of hollow render were also found that will need replacing in the medium term. (Condition rating 2).

When repointing is carried out it is essential that the joints are raked out sufficiently, usually to a depth of not less than 20 mm so that the new mortar is given sufficient key. Failure to do this can result in the new pointing simply cracking and falling out over a relatively short timescale. The new mortar should not be too weak, but conversely it should not be stronger than the bricks to which it is applied. A common misconception is that mortar requires a large proportion of cement in the mix, but too rich a cement content can cause serious problems. This work should only be entrusted to an experienced bricklayer.

There are timber lintels above the rear first floor windows which are generally satisfactory but sagging slightly. This is common. You should therefore consider replacing these with a non-degradable material should as concrete in the medium term. Obtain a quotation from a competent building contractor. Please also refer to comments made below with regards to lintels above window and door openings generally. (Condition rating 2).

There were no signs of any significant or ongoing movement affecting the walls. However in a property of this age, it is probable that the foundations are shallow by modern standards and in shrinkable soils such as are found in this area, the risk of structural movement is greater when foundations are shallow. This risk increases as the soil shrinks in hot dry summers. Roots from trees and shrubs can also have a significant contributory effect.

The risk of movement can be reduced by both maintaining the drainage in good condition and controlling the growth of trees, shrubs and hedges.

Please note the following advice:

The property is located in a former coal mining area. Although there is no evidence of structural movement, further enquiries and searches should be made by your legal adviser. We refer you to our advice in Section I.

The subsoil in the area is of shrinkable clay which can cause foundation movement. The risk is increased if drainage is defective and when prolonged periods of dry spells of weather occur. Although we found no signs of such movement, this could occur in a property of this age. You should follow our recommendations in Section G6 in respect of

Property address

E

Outside the property (continued)

further testing.

There are trees in the rear garden and the property is built on shrinkable clay subsoil. The trees are well away from the house however and the risk of movement to the main building due to tree root action is relatively small and it is not necessary to obtain a specialist report. Nonetheless regular maintenance will be necessary by specialists which may prove expensive in the long term. Damage may also occur to the grounds of the building due to tree root action. The trees have also caused movement to the outbuilding nearby and you are referred to more detailed comments and recommendations made in Section H2 and Section J2 Risks to grounds.

E5 Windows

The windows are mainly in timber although the windows to the side of the the extension are partly in metal. The windows are mainly double glazed but the downstairs WC has a single glazed window fitted. 2

The windows are in need of some general improvement and repair. In particular, there are no escape windows to the first floor bedrooms and improvements are required in order to allow the occupants of the building to escape quickly in the event of a fire. In addition, the opening windows to the front bay window are small and not adequately sized to provide adequate ventilation to the living room. Again improvements are required. It is likely however that these windows will need to be replaced in order to meet the requirements. You should therefore obtain a quotation from a FENSA registered contractor. (Condition rating 2). Please also refer to comments made earlier in this report under the Section headed Means of escape and K4 Ventilation.

The double glazed unit to the bathroom window has failed and the glazing has misted over. The defective unit will therefore need to be replaced. (Condition rating 2).

Apart from the above, the windows are generally satisfactory but a number of opening windows need some minor easing and adjustment. Some draught-proofing will also be required. You should also consider replacing the somewhat flimsy ironmongery with more substantial catches and stays. (Condition rating 2).

Double glazed windows are hermetically sealed at the edges which have a limited life span and the seals sometimes fail. This allows moisture to enter between the panes and condensation occurs within the glazed unit. This may only be seen at certain times depending on several factors such as temperature and humidity. If there are no guarantees for the double glazing then the remaining seals should also be considered suspect.

Replacement windows fitted from April 2002 should have had Building Regulation approval or should have been fitted under the FENSA (or similar approved) registration scheme and your legal adviser should check for documentary evidence of statutory approval or FENSA Certification. Please refer to comments made later in this report in Section I.

E6 Outside doors (including patio doors)

The front door is in timber and is single glazed. The door is hung within a timber frame. The doors leading into the conservatory are also in timber and are single glazed. The door leading out onto the rear garden from the kitchen is in UPVC and is double glazed. 2

The outside doors are in need of some improvement and repair. In particular, the front door is in need of easing and adjustment together with some draught-proofing. The doors leading into the conservatory are in need of easing and adjustment also but the lock is missing and

Property address

E

Outside the property (continued)

should be replaced. (Condition rating 2).

The rear UPVC door is generally satisfactory and free of significant defects. (Condition rating 1).

The double glazing seals are satisfactory but please also refer to Section E5 - Windows regarding the lifespan of double glazing units.

E7
Conservatory
and porches

There is a hardwood conservatory attached to the rear with a polycarbonate roof covering. The conservatory is double glazed and the floor is of solid concrete. 3

The low level glazing to the walls of the conservatory is not kite marked as toughened glass. This can be a safety hazard particularly for young children and pets. Whilst the regulations regarding the position of toughened glass are not retrospective you may wish to consider replacing it for safety reasons. Please also refer to Section J3 Risks to people. (Condition rating 3).

Notwithstanding the above, the conservatory is in poor condition and in need of extensive repair. Large areas of decayed timber were found which will need to be replaced. However it will be more cost effective to simply take down the conservatory and replace it with a modern one if required. Obtain a quotation therefore from a FENSA registered contractor.

The conservatory also has a lightweight roof and care must be taken when carrying out maintenance work. Polycarbonate roof sheets also tend to have a limited life and are very noisy during heavy rainfall.

Conservatories are often built to a lower standard than the main house and cannot be considered as habitable accommodation as they are prone to large heat losses and condensation problems.

E8
Other joinery
and finishes

There are timber fascia boards and barge boards around the perimeter of the roofs. These have stained and painted finishes. 2

The roof edge joinery is weathered and repairs will be required prior to redecoration. In addition, the fascia to the rear single storey extension is loose and should be secured back to the building. (Condition rating 2).

External decorations are in a weathered condition but generally satisfactory. Redecoration will be required in the medium term and at regular intervals thereafter as part of normal maintenance. (Condition rating 1).

Due to the height of parts of the building, and/or the layout of the site, redecoration works may prove expensive as access equipment such as scaffolding will be needed to carry out the works safely. Access may also be required to neighbouring land.

E9
Other

There is a pitched and tiled canopy at the front of the property which is supported on timber gallows brackets. The flashings between the canopy roof and main wall are in lead. 2

The canopy is in a weathered condition and in need of some improvement. In particular, the gutters are leaking and distorted and should be replaced. The timber boards forming the soffit are also uneven and defective in places and should be repaired or replaced. (Condition

Property address

E

Outside the property (continued)

rating 2).

Property address



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F

Inside the property

Limitations to inspection

The inspection of the main roof space was limited due to thick insulation material which prevented safe access. Therefore only a head and shoulders inspection could be made from the hatch.

The roof space above the side and rear extensions could not be inspected as there are no access hatches installed.

The fitted carpets and floor coverings throughout the property also restricted our inspection of the floors.

The stored items and personal effects within the fitted wardrobes, cupboards and kitchen units also limited our inspection of these areas.

The stair underlining and carpet restricted our inspection of the staircase structure.

It is possible therefore, that defects may exist in these unseen areas and there may well be additional costs of repair which must be borne by you.

1 2 3 NI

F1 Roof structure

The main roof is of traditional construction comprising timber rafters which are supported along their span by timber beams or "purlins" which in turn support the roof coverings. The rafters sit on the outer walls on top of timber wall plates to which they are secured. Timber ceiling joists support the ceilings to the internal rooms but also secure the rafter feet together thus preventing outward movement of the roof (roof spread). This is typical in properties of this age. 1

The insulation levels are not to current building regulations (although such regulations are not retrospective). You should consider upgrading the thickness to at least 300mm to help reduce heat losses and lower energy bills. However care must be taken not to block roof space ventilation or to cover electrical cables. (Condition rating 1).

The roof timbers, where visible, are generally in satisfactory condition and there are no major distortions to indicate significant weakness in the roof structure. However the roof surfaces do undulate in places giving an uneven look to the roof coverings which is common in buildings of this age. The distortions were within acceptable limits and no remedial works are needed. (Condition rating 1).

F2 Ceilings

The ceilings are a mixture of original lath and plaster and more plasterboard. The ceilings have a mixture of painted plaster and textured finishes. There are sloping ceiling sections upstairs. 2

There is a textured finish applied to the ceilings of bedroom 2 and to the kitchen which may contain asbestos dependent upon when it was applied. The presence of asbestos cannot be confirmed without analysis by a specialist company. The textured finishes must not be sanded, drilled or disturbed without obtaining specialist advice first but you should obtain a quotation for their testing and removal, if appropriate by a licensed asbestos contractor. Please also refer to Section J3 Risks to people. (Condition rating 2).

The original lath and plaster ceilings are in fair condition for their age but a number of

Property address

F

Inside the property (continued)

cracks were found and repairs will be required as part of future redecoration work. This is particularly noticeable in bedroom two. Due to the age of the ceilings they may need to be replaced completely. Obtain a quotation therefore so that you are prepared for the costs involved. (Condition rating 2).

Due to the age of the property the lath and plaster is likely to be coming to the end of its serviceable life. Also, as it is prone to vibration and disturbance, localised re-plastering will be necessary from time to time. This could be costly.

Elsewhere the plasterboard ceilings are generally satisfactory although some shrinkage cracks were found which can simply be filled prior to redecoration. These cracks are of no structural significance. (Condition rating 1).

There are sloping ceilings upstairs which will probably be poorly insulated and may therefore be prone to condensation and mould problems. You should consider upgrading the insulation to the void above these ceilings and specialist advice will be needed. Care should also be taken not to restrict ventilation to the roof timbers and electrical cables must not be covered by insulation to avoid overheating and damage to the PVC covering. Please also refer to comments made in Section K1 Insulation.

F3 Walls and partitions

The internal walls are mainly of solid masonry with a plaster finish. However there are a number of hollow timber stud partition walls upstairs which are lined with plasterboard. The walls have a mixture of painted plaster, paper and ceramic tiled finishes. 2

Areas of hollow and defective plaster were found that will need repair/replacement during future redecoration work. This is common in older buildings. (Condition rating 2).

You should bear in mind that the original plaster finish may well be reaching the end of its serviceable life. As it deteriorates, it loses its adhesion and ongoing repairs or more substantial re-plastering, may well become necessary. In addition there are an increasing number of properties of this age where the use of steam wallpaper strippers and strong paper adhesives have exacerbated the problem. Some re-plastering may well be required when the walls are fully exposed for redecoration. Repair costs could be significant.

In addition to the above, some of the tiling within the shower cubicle in the bathroom will need attention. Some tiles are loose and need to be re-bedded and re-grouted. This may have allowed water to penetrate to the rear of the tiled finishes damaging plaster finishes behind the tiling. (Condition rating 2). Further defects may well be found when the tiling is removed.

The internal walls are generally in satisfactory structural order and in a condition consistent with their age. There were no signs of rising dampness to the internal walls where tests were possible. First floor door frames are out of square due to settlement of the floor timbers as often with houses of this age, internal walls were built directly off the timber floors. This is not indicative of a structural problem but doors may need easing from time to time as part of normal maintenance. (Condition rating 1).

F4 Floors

The floors upstairs are of suspended timber which comprises timber joists spanning between load bearing walls with a floorboard surface. The living room floors downstairs are also of suspended timber with an air gap beneath. The remaining floors downstairs are of solid construction. Where visible, the floors have a mixture of modern laminate and ceramic 2

Property address

F

Inside the property (continued)

tiled finishes.

Whilst no signs of woodworm were found, properties of this age are susceptible to infestations as they were built before using pre-treated timbers in buildings became the norm. Some infestations may well be discovered once the property is completely empty. As the floors could not be inspected in detail due to floor coverings, it would be sensible to instruct a timber specialist company who are members of the PCA (Property Care Association) to inspect all timbers in the property before exchange of contracts. A full report should also be obtained together with a quotation for any necessary remedial works all covered by a long term insurance backed guarantee. (Condition rating 2).

The laminate finishes where fitted are suffering from general wear and tear and some of the laminates are starting to lift at the edges of the boards. This is common and is due to water penetration. This is possibly as a result of cleaning. In addition, the laminate finishes in bedroom four have no expansion gaps or trims around the edges. The boards will expand and distort over time. You should obtain a quotation to replace the laminate floor finishes which will be needed soon after you move in. (Condition rating 2).

Ceramic floor tiling within the hallway, WC and bathroom is loose and defective in places and will need re-bedding or replacing. Please also refer to comments made below with regards to ceramic tiles being laid on timber floors. (Condition rating 2).

Elsewhere the floors are generally satisfactory and are capable of supporting normal domestic loads. However some loose and creaking floorboards will need attention once the floor finishes have been lifted. Further defects may well be found when the property is empty of furniture and floor coverings.

F5 Fireplaces, chimney breasts and flues

There are only two fireplaces in use and these are within the living rooms downstairs. The front living room has a log burning stove installed, whilst the rear living room has a gas fire fitted. The fitted appliances prevented an inspection being made of the flues. The chimney breasts upstairs have the original metal fireplaces still in place but the flues are redundant and are no longer in use. 3

The flue serving the gas fire should be checked by a Gas Safe registered engineer when the gas fire is serviced as recommended in Section G4 Heating. Please also refer to Section J3 Risks to people. (Condition rating 3).

Your Legal Advisers should check to ensure that the flue to the log burner has been regularly checked and tested by a qualified specialist. If there is no certificate available then have the flue and appliance tested by a HETAS registered engineer before exchange of contracts. (Condition rating 2).

Should you intend to bring any of the redundant flues and fireplaces back into use then expensive upgrading and repairs may be needed. They may also need lining. If this is your intention then obtain a quotation now so that you are fully aware of the costs involved.

Old chimney flues are prone to gradual deterioration and it is possible for smoke and fumes to escape through gaps in the mortar joints, often at floor level or in roof spaces where the surfaces are unplastered. It has been known for smoke to permeate between adjoining dwellings. No tests have been made but if this problem occurs, it will need to be rectified. There are modern specialist techniques for restoring old flues by lining with concrete, which can be done without disturbing the structure. Such specialist work, however, is expensive.

Property address

F

Inside the property (continued)

Flues which are in use should be regularly swept and checked by qualified specialists as part of ongoing maintenance.

F6
Built-in fittings
(e.g. wardrobes)

There are built-in wardrobes within bedroom one which are of laminated chipboard. The doors have large mirrors fitted. 3

The mirror doors are not marked as safety glass and should be checked by a glazier and replaced if required. (Condition rating 3). Please also refer to Section J3 Risks to people.

In any event the wardrobes are of somewhat basic construction and you may wish to replace them completely. Obtain a quotation from a competent bedroom installer. (Condition rating 2).

The cupboard housing the boiler in bedroom four is of basic construction and you may wish to improve it. (Condition rating 2).

F7
Woodwork
(e.g. staircase and
joinery)

The property has a timber staircase together with timber door frames, architraves and skirting boards. The internal doors are a mixture of hollow core construction and solid timber. The bathroom door is glazed. 3

The glazing to the bathroom door is not kite marked as toughened glass. This can be a safety hazard particularly to young children and pets. Whilst the regulations regarding the position of toughened glass are not retrospective you may wish to consider replacing it for safety reasons. Please also refer to Section J3 Risks to people. (Condition rating 3).

The hallway door has been substantially reduced in order to make it fit into the opening. This has effectively weakened door. The door was also stiff and difficult to open and close. You should therefore replace it with a new door which is more suited to the opening. (Condition rating 2).

The remaining internal doors are generally satisfactory but a number are poorly fitting which is common in order buildings. Easing and adjustment will therefore be required. (Condition rating 2).

Elsewhere the woodwork is generally in satisfactory condition with no serious disrepair evident but some damage may occur needing attention when the present owners remove their furniture and belongings. (Condition rating 1).

The internal decorations are generally satisfactory but it is assumed that you will redecorate the property when you move in. However, marking and fading of decorations may be found when the vendor's possessions and furniture have been removed that will need attention. (Condition rating 1).

The paintwork may also contain lead which can be hazardous to health. Suitable precautions should be taken before preparation works are carried out. Please also refer to Section J3 Risks to people.

F8
Bathroom and
kitchen fittings

There are modern sanitary fittings throughout the building which are suffering from normal wear and tear and some repairs are required. In particular, the seals around the sanitary fittings are defective and need replacing. The shower head in the main bathroom is also blocked and needs cleaning through. A number of wastes also need some easing and 2

Property address

F

Inside the property (continued)

adjustment. (Condition rating 2).

There is currently no wash hand basin within the downstairs WC and you should obtain a quotation from a qualified plumber to install one for hygiene reasons. (Condition rating 2).

The downstairs WC is fed via a flexible hose off a water pipe in the corner of the room. You should consider making improvements to the pipe connection but also provide a service valve so that the water can be turned off easily for maintenance and repair. (Condition rating 2).

There are a number of laminated chipboard units and worktops in the kitchen for storage and food preparation.

The kitchen units are functional but suffering from wear and tear. Some repairs will be required in particular to the unit under the sink. (Condition rating 2).

Further defects may well be found once the current owners have removed their belongings.

F9
Other

There is no extractor fan in the bathroom and you should consider installing one to remove warm moist air at source and reduce the risk of condensation problems occurring in other parts of the building which may cause mould growth. Mould growth is a potential health risk. (Condition rating 2) 2

Property address



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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.

Limitations to inspection

The inspection of the drainage system was limited to the inspection chamber in the rear garden. The drainage pipes could not be seen within the scope of the survey as they are hidden underground.

Services and specialist installations have been visually inspected only. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied as these can only be undertaken by suitably qualified engineers.

1 2 3 NI

G1
Electricity

Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.

Mains electricity is connected and the meter and consumer unit are located in the front left hand corner of the living room. Where visible, the property is wired in PVC covered cable. The consumer unit is a little dated with no MCB or RCD protection but this does not necessarily mean that this is unsafe. However earth bonding throughout the building is inadequate and in need of improvement. 3

It is understood that the system has not been tested for some considerable time and that the current owners do not have a certificate for it.

As there is no valid test certificate available, it would be sensible to have the system tested before exchange of contracts by an NICEIC registered electrician to ensure it is safe working order. Please also refer to Sections J1 Risks to the building and J3 Risks to people. (Condition rating 3).

There are also not enough sockets in the building to suit modern needs and you should obtain a quotation to install additional sockets to remove the need for trailing cables. (Condition rating 2).

G2
Gas/oil

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

Mains gas is connected and the meter is located within the garage. 3

As there was no recent test certificate available on the day of inspection, the gas installation should be inspected and tested by a Gas Safe registered engineer prior to exchange of contracts to ensure it is safe working order. Please also refer to Sections J1 Risks to the building and J3 Risks to people. (Condition rating 3).

Property address

G

Services (continued)

G3
Water

Every property with a mains water supply requires both internal and external stopcocks for proper control of the incoming water supply. It is important to know the position of the stopcocks so that the water can be turned off in an emergency and when carrying out alterations to the plumbing system. They should be checked regularly to ensure that they open and close properly. All occupants of the house should be aware of the stopcock locations. 2

Mains water is connected and the outside stopcock is located in the footpath at the front. The internal stopcock is located behind kitchen units in the rear right hand corner of the kitchen. The incoming water service pipe could not be seen. The stopcock has been replaced with what appears to be a gate valve which is not normal practice. Where visible, internal water pipework is in copper.

If the incoming service is original then it may need renewal. A qualified plumber should investigate the condition of the water service pipe and you should obtain a quotation to replace it, if appropriate, before exchange of contracts so that you are fully aware of the costs involved. Checks should also be carried out to ensure there is an adequate non return valve to comply with current Water Regulations and that a drain valve fitted in case the system needs to be drained down in future. (Condition rating 2).

The internal pipework is generally satisfactory where visible but is ageing and works of repair or replacement will be needed in the next few years as part of normal maintenance. (Condition rating 1).

There is no water storage facility as the property is served direct from the mains. If the supply is interrupted or broken, then no water will be available for cooking, washing etc.

G4
Heating

Full gas fired central heating is provided which is powered by a wall mounted combination boiler located within the bedroom 4. The boiler also provides domestic hot water on demand. Heating is passed around the building via copper pipework where visible and there are pressed steel radiators in each room. The heating system is supplemented by a fitted gas fire in the rear living room. 3

The central heating was on at the time of the inspection and appeared effective in heating the building with no signs of significant defects.

However, as there were no recent valid test certificates or servicing records available for the heating system or gas fire then it would be sensible to have them inspected and tested by a Gas Safe registered engineer before exchange of contracts to ensure they are in safe working order. Please also refer to Sections J1 Risks to the building and J3 Risks to people. (Condition rating 3).

The output of hot water from this type of boiler can vary with changes in water pressure and demand. When hot water is needed, it can only be supplied at the speed at which the boiler can heat the water. Accordingly, filling of baths can take a long time in comparison with a conventional system where stored hot water can be drawn off from a hot water cylinder.

In hard water areas, combination boilers are prone to furring up. Just as limescale builds up in a kettle, the same process takes place within the workings of the boiler. Usually the heat exchanger becomes furred up resulting a slow flow rate of hot water. Ultimately

Property address

G

Services (continued)

complete failure of the boiler occurs, resulting in considerable expense and inconvenience to the occupier.

The heating system (radiators and pipework) is also of some age and the radiators are showing signs of general wear and tear. Repairs may prove more expensive in the long term due to the age of the system.

G5
Water heating

Domestic hot water is provided by the combination boiler as stated in Section G4. However, also as stated, servicing has not been carried out recently therefore the boiler should be tested and serviced by a Gas Safe registered engineer before exchange of contracts to ensure it is in safe working order. Please also refer to Sections J1 Risks to the building and J3 Risks to people. (Condition rating 3).

3

G6
Drainage

The property is connected to mains drainage and legal advisers should check and confirm. Please also see Section I3 - Other matters. The drainage is believed to be a combined system with rainwater and foul drainage running through the same set of pipes before discharging into the mains sewer. This is common with houses built at this time. There is a plastic soil and vent pipe to the rear serving the bathroom. External waste pipes are in plastic.

3

Where visible the drainage system was clear with no apparent blockages. However, as the drainage inspection was very limited and due to the age of the property and therefore the drainage system, it would be sensible to have the drains inspected and tested by a specialist before exchange of contracts to ensure they are in satisfactory working order. Drainage repairs can prove expensive. A CCTV camera survey is recommended. (Condition rating 3).

The soil stack should be extended to terminate at least one metre above the opening bathroom window. A bird guard should also be provided in order to help prevent future blockages. Repairs are also needed as some joints have been taped up suggesting they are leaking. (Condition rating 2).

The inspection chamber is in need of some repair and improvement. Loose masonry needs to be re-bonded and the lid will need to be re-bedded in concrete. (Condition rating 2).

External plastic waste pipes are in need of improvement and repair. In particular, waste pipes are sagging and need to be secured back to the wall. In addition, there is a long waste pipe which appears to serve the shower. Due to the length of this pipe then some siphonage of water from the trap may occur from time to time causing drainage smells to enter the building. Improvements are therefore required. Ideally, the waste pipe should be connected to the soil stack nearby. Obtain a quotation from a qualified plumber. (Condition rating 2).

G7
Common services

There are none.

NI

G8
Other services/features

There are two battery operated smoke alarms installed, one in the front living room and one on the landing.

2

Property address

G

Services (continued)

A burglar alarm system has also been installed.

We cannot comment upon the satisfactory operation of any of the alarms that are installed. For safety and security reasons you must ensure that all alarms are operating properly before you move in and also carry out regular testing as part of ongoing maintenance. (Condition rating 2).

Please also refer to comments made earlier in this report under the Sections headed Means of escape and Security.

Property address



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Grounds (including shared areas for flats)

Limitations to inspection

The inspection of the boundary fences was limited in places due to vegetation and trees.

The inspection of the inside of the garage was severely limited due stored items and personal possessions within it.

The inspection to the rear outbuilding was also severely limited due to stored items, personal possessions and floor coverings.

It is possible therefore, that defects may exist in these unseen areas and there may well be additional costs of repair which must be borne by you.

1 2 3 NI

H1
Garage(s)

There is a single integral garage to the front right hand corner of the building. There is a metal up and over door at the front which is hung within a timber frame. There is also a timber door at the rear providing pedestrian access. The floor to the garage is of solid concrete.

3

The ceiling to the garage has been lined with polystyrene possibly to insulate the room above. However this is a potential fire risk and should be removed immediately after you move in. (Condition rating 3). Please also refer to Sections J1 Risks to the building and Section J3 Risks to people.

In addition to the above, the timber external joinery is starting to decay and should be repaired or replaced. The metal up and over door is also damaged in places and you may wish to replace it. (Condition rating 2).

H2
Permanent outbuildings
and other structures

There is a large brick and block outbuilding at the end of the rear garden with a flat and possibly felted roof. The floor to the outbuilding appears to be in solid concrete construction.

3

The outbuilding is suffering from ongoing structural movement as a result of the large Poplar trees nearby. Trees of this type often cause foundation movement especially to outbuildings which often have shallow foundations. The soil in the area is also of shrinkable clay.

As the outbuilding is of somewhat basic construction it may be more cost effective to simply take the building down and rebuild it if required. However specialist advice should be obtained in order to prevent future foundation movement due to tree root action. (Condition rating 3).

H3
Other

Rear boundary fences are defective in places and need repair/replacement. In addition, uneven paving needs to be relaid.

The rear timber decking also needs repair but please bear in mind that timber decking is often slippery when wet and should be used with caution.

Property address

I

Issues for your legal advisers

We do not act as the 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, these will be listed and explained in this section (for example, check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

I1 Regulations

Legal advisers should check that all necessary Local Authority approvals were granted for the extensions and re-roofing as if regulations have been breached then costly works may be needed.

I2 Guarantees

Your legal advisers should check for the existence, validity and transferability of guarantees and certificates for any timber infestation treatment which may have been carried out, any replacement damp-proofing work, the double glazing installation, the conservatory, the electrical system and 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.

Your legal advisers should also establish in the pre-contract enquiries the existence and validity of any service agreements or engineers certificates for the gas pipework, gas fire, central heating system and burglar alarm in 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.

I3 Other matters

Your legal adviser should confirm the following:

That the property is freehold.

Your legal adviser should also advise you on the following:

Whether the road has been adopted by the Highway Authority.

If the main sewer has been adopted by the Local Authority.

The ownership and obligations for maintenance of the property boundaries.

Your rights in respect of any Tree Preservation Orders in place as there may well be costs and maintenance responsibilities.

Whether the property has been affected by past coal mining activity. A mining report should be obtained from the Coal Authority.

Property address

J

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, having existed for some time and which cannot be reasonably changed.

J1
Risks to the building

Local Environment - Past coal mining activity and shrinkable clay sub-soil.

Section E4 Main walls - Defective damp proof course and poor sub-floor ventilation.

Section G1 Electricity - No recent testing certificate available for the wiring.

Section G2 Gas, G4 Heating, G5 Water heating - No recent testing or servicing certificates available for the gas pipework, gas fire or central heating system.

Section H1 Garage - Polystyrene ceiling finishes, potential fire risk.

Section H2 Other - Rear outbuilding suffering from ongoing structural movement.

J2
Risks to the grounds

Local Environment - Past coal mining activity and shrinkable clay sub-soil.

J3
Risks to people

Section E5 Windows - Inadequate means of escape and ventilation.

Section E8 Other joinery and finishes - Outside paintwork possibly containing lead.

Section F2 Ceilings - Textured finishes possibly containing asbestos.

Section F5 Fireplaces, chimney breasts and flues - No testing certificates for the flues to the log burning stove or gas fire.

Section F7 Woodwork - Internal doors possibly containing unsafe glazing, staircase potentially unsafe, internal paintwork possibly containing lead.

Section G1 Electricity - No recent testing certificate available for the wiring.

Section G2 Gas, G4 Heating, G5 Water heating - No recent testing or servicing certificates available for the gas pipework, gas fire or central heating system.

Section H1 Garage - Polystyrene ceiling finishes, potential fire risk.

Section H3 General - Decking potentially slippery when wet.

J4
Other risks or hazards

The proximity to non-residential premises may deter future purchasers and prove a nuisance from time to time.

Property address

K

Energy efficiency

This section describes energy related matters for the property as a whole. It takes account of a broad range of energy related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

K1
Insulation

Insulation to the main roof spaces and sloping ceilings should be improved to reduce energy bills.

It's unknown whether or not the extension contains cavity wall insulation and checks should be made and insulation installed if appropriate.

K2
Heating

Thermostatic radiator valves have been fitted.

Consider installing an 'A' Rated boiler.

K3
Lighting

There is adequate natural lighting to all rooms.

Consider installing energy efficient light fittings throughout the building.

K4
Ventilation

Consider installing extractor fans to the kitchen and bathroom to remove warm moist air at source and thus reduce the risk of condensation problems occurring both within these rooms and also migrating to other parts of the building causing mould growth.

K5
General

Due to the age and construction of the building, it is unlikely to be as energy efficient as a newly built property without expensive and disruptive improvement works. Therefore energy bills will be much higher as a result. If this is a potential problem for you then ask to see copies of current energy bills so that you are prepared for the costs involved.

You should also obtain copies of the energy performance certificate and associated documentation for the property as other recommendations may be made to improve energy efficiency.

We are not aware of any Green Deal measures.

Property address



Surveyor's declaration

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

Signature

Surveyor's RICS number

Qualifications

For and on behalf of

Company

Miller Metcalfe Surveyors

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Property address

Client's name

Date this report
was produced

10 December 2014

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Please read the 'Description of the RICS Building Survey Service' (at the back of this report) for details of what is, and is not, inspected.

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What to do now

If you are a prospective or current home owner who has chosen an RICS Home Survey you should carefully consider the findings, condition ratings and risks stated in the report.

Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come 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 with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers or plumbers). Some work may also need you to get Building Regulations permission or planning permission from your local authority. Your surveyor may be able to help.

Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out (for example, by structural engineers or arboriculturists) to discover the true extent of the problem.

Who you should use for these further investigations

Specialists belonging to different types of organisation 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 your surveyor.

What the further investigations will involve

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

This guidance does not claim to provide legal advice. You should consult your legal advisers before entering into any binding contract or purchase.

Property address



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RICS
Building Survey...

Description of the RICS Building Survey Service

The service

The RICS Building Survey Service includes:

- a thorough inspection of the property (see 'The inspection'); and
- a detailed report based on the inspection (see 'The report').

The surveyor who provides the RICS Building Survey Service aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

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

The inspection

The surveyor carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and defects (both major and minor) that are evident. This inspection is intended to cover as much of the property as physically accessible. Where this is not possible an explanation is provided in the 'Limitations to inspection' box in the relevant sections of the report.

The surveyor does not force or open up the fabric without owner consent, or if there is a risk of causing personal injury or damage. 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. The under-floor areas are inspected where there is safe access.

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 a 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.

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

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue. Intermittent faults of services may not be apparent on the day of inspection.

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, 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 therefore are 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 outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they are accessible from within the property or communal areas. The surveyor also inspects (within the identifiable boundary of the flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than through their normal operation in everyday use.

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he or she recommends 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 these 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. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan 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 for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on maintenance of a wide range of issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report is not a warranty.

The report is in a standard format and includes the following sections.

- A Introduction to the report
- B About the inspection
- C Overall opinion and summary of the condition ratings
- D About the property
- E Outside the property
- F Inside the property
- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal advisers
- J Risks
- K Energy efficiency
- L Surveyor's declaration
 - What to do now
 - Description of the RICS Building Survey Service
 - Typical house diagram

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.

Condition rating 3 - defects that are serious and/or need to be repaired, replaced or investigated urgently.

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 - not inspected.

Continued...

Description (continued)

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.

The surveyor may report on the cost of any work to put right defects (where agreed), but does not make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Building Survey Service for the property. If the surveyor has seen the current EPC, he or she will provide the Energy Efficiency Rating in this report, but will not check the rating and so cannot comment on its accuracy. Where possible and appropriate, the surveyor will include additional commentary on energy related matters for the property as a whole in the K Energy efficiency section of the report, but this is not a formal energy assessment of the building.

Issues for legal advisers

The surveyor does not act as 'the 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, check whether there is a warranty covering replacement windows).

The report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in the report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

In the case of sole practitioners, the surveyor may produce the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the Unfair Contract Terms Act 1977 it does not apply to death or personal injury resulting from negligence.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. This general advice is given in the 'Leasehold properties advice' document.

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, having existed for some time and which cannot reasonably be changed.

Standard terms of engagement

- The service** - the surveyor provides the standard RICS Building Survey Service ('the service') described here, unless you and the surveyor agree 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:
 - plan drawing;
 - schedules of works;
 - re-inspection;
 - detailed specific issue reports;
 - market valuation and re-instatement cost; and
 - negotiation.
- The surveyor** - the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey and report on the property.
- Before the inspection** - this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your particular concerns about the property and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desk-top study to understand the property better.
- Terms of payment** - you agree to pay the surveyor's fee and any other charges agreed in writing.
- Cancelling this contract** - you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:
 - (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
 - (b) it would be in your best interests to have an RICS HomeBuyer Report or an RICS Condition Report, rather than the RICS Building Survey.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.
- Liability** - the report is provided for your use, and the surveyor cannot accept responsibility if it used, or relied upon, by anyone else.

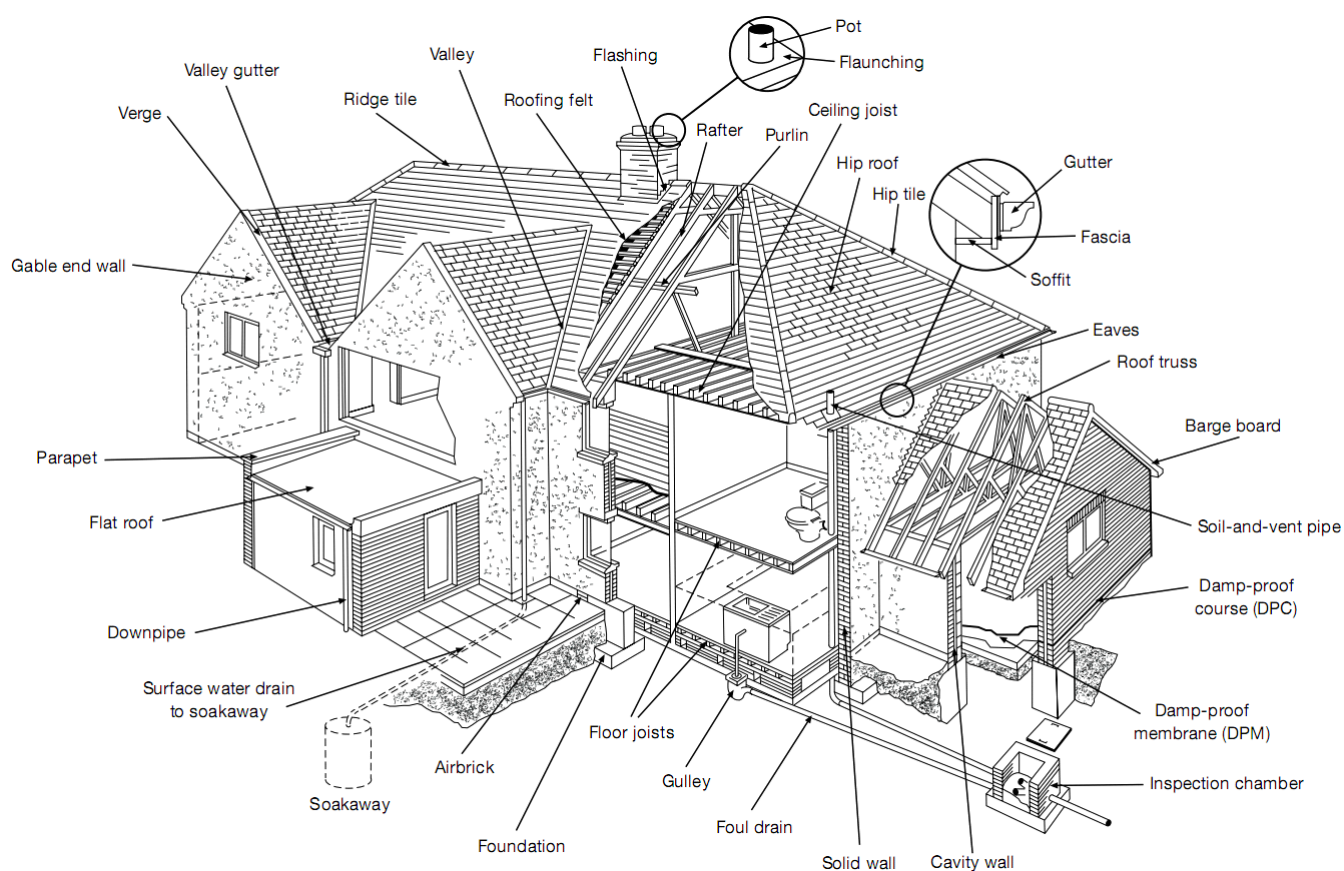
Complaints handling procedure

The surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

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

Typical house diagram

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



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