



LEVEL 3

# Your survey report...

Property address

[REDACTED]

Client's name

[REDACTED]

Consultation date (if applicable)

Inspection date

18/08/021

Surveyor's RICS number

1136367

3

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# A

## About the inspection and report

This Home survey – Level 3 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

# A

## About the inspection and report

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

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

### About the report

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

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

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

### About the inspection

- We only carry out a visual inspection. 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.

•



## Reminder

Please refer to your **Terms and Conditions**, that were sent to you at the point you (the client) confirmed your instruction to us (the firm), for a full list of exclusions.



## About the inspection

**Surveyor's name**

Derek M Askew MRICS MCIOB MISVA MRPSA

**Surveyor's RICS number**

1136367

**Company name**

AC Surveys Ltd

**Date of the inspection**

18/08/21

**Report reference number**

[REDACTED]

**Related party disclosure**

I am not aware of any relationship with any party involved in the sale of the subject property.

**Full address and postcode of the property**

[REDACTED]

**Weather conditions when the inspection took place**

The weather at the time of inspection was dry, sunny and calm, following a period of good summer weather.

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

When I inspected the property, it unoccupied, unfurnished and the floors were fully covered.

# B

## Overall opinion

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

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

### Important note

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

# B

## Summary of condition ratings

### Overall opinion of property

This property is in need of extensive remedial and modernisation works. I recommend that, if you wish to proceed, you should obtain further advice and quotations, as discussed in the Report. There are certain items of work which are considered significant. If the repairs are carried out to a reasonable standard, then I cannot foresee any special difficulties arising on resale in normal market conditions.



# B

## Condition ratings

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



### Documents we may suggest you request before you sign contracts

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

Element no.	Document name	Received



### 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
E3	Walls and partitions
E7	Woodwork
G2	Permanent outbuildings



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

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

Element no.	Element name
D1	Chimney stacks
D6	Outside doors
E2	Ceilings
E5	Fireplaces, chimney breasts and flues
E6	Built-in fittings
F1	Electricity

# B

## Condition ratings



### Elements with no current issues

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

Element no.	Element name
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D9	Other
E4	Floors
E8	Bathroom fittings
F2	Gas/oil
F3	Water
F4	Heating
F5	Water heating
F6	Drainage



### Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element no.	Element name
D7	Conservatory and porches
D8	Other joinery and finishes
E1	Roof structure
E9	Other
F7	Common services
G1	Garage

### Summary of repairs

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

Repairs	Cost Guidance (optional)



## Condition ratings

### Further investigations

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

Because of the risks from the electrical circuitry. A test of the electrical installation by an NICEIC electrician is advised. It is expected that a partial re-wire will be recommended. I was unable to confirm the presence of appropriate test certificates / inspection records for the electrical supply, gas system, central heating, or the drainage. Appropriate legal enquiries are advised.

A test / inspection of the gas system, central heating and the drainage system by a competent heating engineer is advised. It is expected some work will be required.

Dampness has been recorded in several areas, which is likely to need remedial work. This should be referred to a reputable damp-proofing contractor who is a member of the PCA. Advice and quotations should be obtained for any necessary remedial treatment and associated works such as re-plastering.

A reputable roofer should provide a close inspection of the roof using suitable access equipment; no works are expected at this time.

A reputable building contractor should investigate the building issue(s) and provide quotation(s) for any remedial work(s).

As we have only had a single visit to the property, it is impossible to be certain that any cracking is non-progressive. If you wish to be sure, in this area, then you will need to instruct a suitable engineer to examine the property, and this may involve an extended period of monitoring, which the sellers may not accept.

Any results or quotations obtained should be forwarded to ourselves for comments on scope and cost of any proposed works. Whilst we may not have noted any evidence of defect, it is possible that further investigations could reveal more issues which could alter the advice given within this report. It is advised that you forward all advice obtained from others to ourselves before you carry out any works.

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities



## About the property

### Type of property

The property is a mid-terraced house.

### Approximate year the property was built

Based on my knowledge of the area and housing styles, I think the property was built around 1900.

### Approximate year the property was extended

The property has not been extended.

### Approximate year the property was converted

The property has not been converted.

### Information relevant to flats and maisonettes

n/a

### Construction

The home is constructed using traditional materials and techniques. The main roof is constructed of timber and covered with tiles. The floors are in concrete or timber. The outside walls are made of solid brick.

### Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	2				1			Hall.
First		2	1					Landing.
Second								
Third								
Other								
Roof spaces								

### Means of escape

The escape is primarily via the central stair, there are doors to the front and rear of the building.



## 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

E 42.

### Issues relating to the energy efficiency rating

No issues relating to EER were noted.

### Mains services

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



Gas



Electric



Water



Drainage

### Central heating



Gas



Electric



Solid fuel



Oil



None

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

n/a

### Other energy matters

There are no other energy matters.



## Location and facilities

### Grounds

There is no garage. The home has a covered yard to the rear.

### Location

The home is in a well-established residential area. It is approximately two miles from the nearest A&E department (according to our mapping software). The road outside the home is quiet.

### Facilities

The surrounding area has local facilities. The nearest main facilities (according to our mapping software) are available as indicated below;-  
the nearest major hospital is under two miles away,  
the nearest bus stop is under one mile away,  
the nearest train station is under two miles away,  
the nearest schools under one mile away and  
the nearest post box is under one mile away.

### Local environment

There are no obvious noise or disturbance problems affecting the property.  
The property is in an area that is unlikely to flood.

# D

## Outside the property





## Outside the property

### Limitations on the inspection

The weather was dry at the time of inspection; therefore it is not possible to state that gutter joints, roof junctions and flashings, etc. are totally watertight.

I could not closely inspect the gutters and roofs because this would involve a long ladder, which is against guidance given by the HSE.

I could not closely inspect the roofs because of the restricted sight lines.

### D1 Chimney stacks

1 2 3 NI

The shared chimney stacks are made of brick with sealed flues and an aluminium gas flue terminal. 2

The flashings around the chimney stack are sealed with lead.

Some chimney pots can allow rain penetration or can be blocked by nesting birds, also unventilated flues can suffer from condensation. To prevent these problems, you should provide an appropriate terminal soon (see section F5).

The stacks are in a satisfactory condition. Chimney stacks, fillets and flashings are very exposed and should be regularly inspected and maintained in good condition.

Some updating is required.

### D2 Roof coverings

The main roof has a covering of concrete tiles. 1

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 re-fixing of these must be anticipated.

Mortar has been provided to the edge of the roof.

This appears to be in satisfactory condition, although periodic maintenance will be necessary.

However, as I could not closely inspect the roof slopes (because this would involve a long ladder, which is against guidance given by the HSE) a close inspection by a competent roofer is recommended.

No immediate works are expected in this area.

### D3 Rainwater pipes and gutters

The rainwater pipes and gutters are made of plastic. 1

Periodic inspection and adequate maintenance are necessary to minimise against the potential for rainwater fittings becoming defective and create the potential for dampness. This can lead to deterioration in the building fabric and the potential for development of rotten timbers.

These appear satisfactory.

### D4 Main walls

The external walls are made of solid brick. 1

There is some minor cracking. This is not felt to be structurally significant and poses no risk of collapse. The cracks can be filled with appropriate sealant.

# D

## Outside the property

It appears that an injected damp proof course (DPC) has been provided to the building. It appears that this is failing, see Section E3.

In a property of this age it is probable that the foundations are shallow by modern standards. Shallow foundations are at an increased risk from sub soil movement. Roots from trees and shrubs can also have a contributory effect to the condition of the foundations. The risk of movement can be reduced by both maintaining the drainage in good condition and controlling the growth of trees, shrubs and hedges.

Solid walls rely on the thickness of the material to prevent weather penetration. The principal 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 to the wall. If the walls are particularly exposed or inadequately maintained penetrating dampness may occur. Thin walls are more vulnerable to penetrating dampness. These walls are structurally robust but can be prone to problems of rain penetration and condensation, compared with modern cavity walls. However, the lower temperatures at which modern central heating operates, limits the effectiveness of such walls and penetrating dampness can be an issue. The advice from a competent builder is recommended.

The client asked about a stain to the front. This appears to be paint.

No immediate repairs are required.

### D5 Windows

The windows are plastic framed double glazed units. As the windows have been replaced in the recent past. You should ask your legal adviser to check whether these windows have either building regulation approval or have been installed by a contractor registered with FENSA. This is a government approved trade association whose members can self-certify that their installations meet the standards of the building regulations (see section I). If they were installed before April 2002 or do not have either of these, you should ask an appropriately qualified person to assess the quality of the installation. 1

The windows are in satisfactory condition. Windows should be regularly checked and maintained along with all locks, hinges and catches.

No repairs are currently required.

### D6 Outside doors (including patio doors)

All of the doors are plastic framed double glazed units. As the doors have been replaced in the recent past, see FENSA notes above (Section D5). 2

The front door has no latch.

Doors need regular maintenance. Locks and hinges should also be kept in good order for security and operational reasons.

Some repairs are currently required.

### D7 Conservatory and porches

There is neither a conservatory nor porch. (NI)

# D

## Outside the property

### D8 Other joinery and finishes

There is no outside joinery.

(NI)

### D9 Other

There is a gated alley to the rear, legal advisor should look into this and advise on any implications.

1

The client asked a few questions arising from an 'environmental search'. These are expanded below.

A the ground instability would arise from the clay soils in the area. This is totally typical for this region and does not cause concern.

B There is no evidence that flooding is more likely in this area, due to heavy rainfall, than in any other location.

C There are no nearby solar farms which have any affect upon the value of the property. No further external matters were identified for consideration.

# E

## Inside the property



## Inside the property

### Limitations on the inspection

I could not fully inspect the roof structure because of the position of the hatch. The stair underlining 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.

#### E1 Roof structure

1 2 3 NI

The roof structure was not inspected due to the position and size of the hatch. Safe access should be arranged and the roof structure checked.

NI

#### E2 Ceilings

The ceilings are made of older plaster supported on thin wooden strips (called 'lath and plaster').

2

Under normal use, older 'lath and plaster ceilings' (usually before the 1940s), can become unstable when the layer of plaster becomes detached from the laths beneath. Although I could see no particular problems now, you should expect more repairs in the future especially when you redecorate.

There is some shrinkage / thermal movement cracking visible to the ceiling surfaces; these are not of structural significance and can be filled and decorated over.

No significant repairs are required.

#### E3 Walls and partitions

The walls are a mix of plastered masonry and timber stud construction.

3

There is some shrinkage / thermal movement cracking visible to the wall surfaces; these are not of structural significance and can be filled and decorated over.

The internal walls are damp at low level (i.e. just above skirting board height). I could not determine the precise cause so you should ask an appropriately qualified person to investigate the matter. To do this properly, parts of the property may have to be removed / disturbed. You should discuss this with the current owner. Once you have repaired the dampness, you may have to carry out other additional work that could typically include replacing damp plaster, repairing rotten timber, etc. This can add to the cost of the work.

It should be recognised that as a property ages it will show more indications of its natural movement. No structure is static, and houses show dynamic movement, caused by wind or thermal effects, as well as from natural ground movement and these are not areas of structural failure.

A specialist damp contractor (PCA Member) should examine the entire property and provide a quotation for any necessary treatment.

Some repairs are required.

#### E4 Floors

The floors are a mix of solid concrete and timber over joist construction. The fitted floor coverings restricted my inspection.

1



## Inside the property

The floors are in generally reasonably firm and level condition. Some unevenness was noted to the floor surfaces but this is within reasonable tolerances and does not appear to be of structural significance.

No repairs are required.

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

The property includes a number of fireplaces and chimney breasts and these include some that have been taken out and sealed. When a fireplace has been taken out of an external chimney breast and the opening blocked up, the following work should be done: the top of the flue at chimney level should be fitted with a terminal fitting that keeps out the rain but allows ventilation of residual moisture in the flue and the flue should be fitted with ventilating air bricks to the outside air towards the bottom of the flue. You should consider doing this soon.

2

It appears the fireplace and chimney breast to the rear off shot has been removed. We cannot confirm that satisfactory support has been provided to the remaining structure above. At the time of our inspection there was no evidence of damage or disturbance to indicate inadequate support, although only the removal of boarding around the base of the residual chimney breast above could confirm the nature of support.

No repairs are required.

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

The built in fittings are in a chipboard construction.

Some of the units have water damage.

Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water, gas pipes, and obscure dampness to walls and problems.

Discontinued parts for drawers and doors, etc. can make repair work difficult and expensive. Therefore, you should plan for higher maintenance costs with these older fittings.

Many buyers would plan to replace older kitchen fittings.

The kitchen fittings were carefully inspected where readily accessible. No inspection has been made of built-in appliances. If the condition of these is important to your purchase, then they must be fully serviced and tested by an appropriate engineer prior to legal commitment to purchase.

It should be remembered that we have not taken out any of the kitchen appliances and cannot verify the adequacy of connections. Leaks can occur at any time between the date of survey and your taking occupation. If leaks are found when you take up occupation, you should not assume that they were visible, accessible or indeed in existence at the time of survey. Any such leaks should be promptly rectified. Removal of appliances can reveal or cause defects in plasterwork and services. This must be accepted when proceeding with your purchase.

Some updating is required.

2



## Inside the property

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

The joinery items consist of: doors, door frames, skirtings, staircases, banisters, handrails and window sills. These are made of natural wood with a paint finish. 3

Some of the internal doors do not shut correctly (or are missing). Over time, door hinges, latches, and handles can wear requiring occasional adjustment and repair. Some attention is required.

The stairs are steep and narrow by modern standards.

Some repairs are required.

### E8 Bathroom fittings

The fittings and appliances in the bathroom comprise: bath with a shower over, WC & wash hand basin. They are white units. 1

The units are dated but serviceable.

The fittings are generally in satisfactory condition. We have not carried out any tests on the fittings and therefore we cannot comment on their operation or serviceability. No immediate repairs are needed.

### E9 Other

No further internal matters were identified for consideration. (NI)

# F

## Services

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





## Services

### Limitations on the inspection

The stored items and floor finishes severely obstructed our investigation of the services. Our inspection was restricted as the inspection chamber covers 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. As a general note regarding services, we are not specialised in this field. We therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as a helpful comment and suggestions. They are not a full and complete assessment of any problems that may exist.

### F1 Electricity

1 2 3 NI

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

There is a mains electrical supply, the meter and the consumer unit are in the vestibule. I saw no evidence that this electrical system has recently been inspected. However, the Institute of Electrical Engineers does recommend that electrical systems are inspected and tested on change of occupancy. If you want to be reassured, you should ask an appropriately qualified person to inspect the electrical system now. The system has a limited number of outlets and some improvement work is expected. 2

It is impossible to fully assess the condition of an electrical installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a test which covers matters relating to resistance, impedance and current.

Some improvement works are required.

### F2 Gas/oil

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

There is a mains gas supply, the meter is in the lounge. You are recommended to obtain a precautionary test of the entire system by a 'competent person'. 1

The installation appears in fair order with no significant defects evident. However, as much is hidden from view and as such systems require specialist knowledge, we are unable to advise on its serviceability or safety.

No immediate repairs are required.

### F3 Water

There is an independent mains water supply to the property and the external stop valve is in the front path, the stop valve within the property is in the kitchen. It is possible the property is on a water meter. 1

No immediate repairs are required.



## Services

### F4 Heating

The property is heated by a fixed heating system consisting of a gas fired combination boiler located in the bathroom, with radiators. 1

Heating installations should be installed and serviced regularly (usually every year) by an appropriately qualified person who is registered under the government-approved 'competent person' scheme.

The 'competent person' will leave appropriate documentation with the property owner that identifies the type and extent of the work done. This should include all heating systems and appliances, for example, boilers, individual room heaters, all open fires, etc. Heating systems and appliances that have not been checked may be a safety hazard.

Temperature is controlled from the room thermostat located in the hallway.

The programmer for the boiler is located on the boiler, which allows timing control of the hot water and heating system. Familiarisation with the functioning of this unit is recommended, to assist in ensuring that heating / hot water is available when required.

For precautionary purposes a heating engineer should examine the boiler and undertake appropriate servicing, with any recommendations to be implemented.

It was noted that the boiler was last serviced on 13/09/2014.

No immediate repairs are required.

### F5 Water heating

The hot water is provided directly by the combination boiler, (see Section G4). 1

No immediate repairs are required.

### F6 Drainage

The property is connected to the public sewer and the drainage system consists of a combined drain that takes surface water (e.g. rainwater, water from yard drains) and foul water (waste water from WCs, baths, showers, sinks, basins and dishwashers). 1

There is a plastic soil pipe to the rear with an inspection chamber. The chamber could not be lifted and so was not inspected. The absence of any obvious problems does not necessarily mean that the concealed parts are free from defects. Without a full inspection by a drainage specialist you must accept the risk of such defects existing.

We would recommend that the drains be inspected with CCTV prior to purchase, to ensure all is running correctly.

No immediate repairs are required.

### F7 Common services

No common service items were identified for consideration. (NI)

# G

## Grounds

**(including shared areas for flats)**



## Grounds (including shared areas for flats)

### Limitations on the inspection

Access to the outbuildings was restricted by stored items.

### G1 Garage

1 2 3 NI

The property has no garage.

NI

### G2 Permanent outbuildings and other structures

There is a covered yard to the rear with a store and WC. The store and WC have solid brick walls. The store appears to have a concrete slab roof, whilst the WC appears to have a roof of slate. Access to both these parts was restricted by stored items.

3

The yard is covered with a roof of metal sheeting.

The WC area is full of debris.

The metal sheeting is dilapidated and should be removed.

Out-houses are considered to be non-habitable, therefore they are not subjected to the same level of inspection as other parts of the property.

Some repairs are required.

### G3 Other

The boundaries of the home consist of walls. The condition and position of the boundaries of the land around a home are important because: boundary walls and fences can be costly to repair and replace; doubt over the position of the boundaries can cause neighbour disputes that can be expensive to resolve. The legal documents that describe the ownership of the home (the deeds) usually describe which of the neighbouring owners are responsible for the upkeep of the boundaries.

The alley to the rear appears shared. You should ask your legal adviser to check who is responsible for the repairs (see section I).

# H

## Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.



## Issues for your legal advisers

### H1 Regulation

No particular matters concerning regulation were noted.

### H2 Guarantees

You should ask your legal adviser to confirm whether the replaced windows, doors and injected damp proof course are covered by a guarantee or warranty and advise on the implications.

### H3 Other matters

I have been told by the seller's agent that the home is freehold. You should ask your legal adviser to confirm this and explain the implications. Your legal adviser should clarify the boundary positions and explain any responsibilities for their maintenance.

Your legal advisers should make appropriate legal enquiries into the shared alley and explain any implications.

Legal advisers should make all appropriate legal enquiries including (but not limited to) those detailed above.

## 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 reasonably be changed.



# Risks

## **I1 Risks to the building**

We are not aware of any significant structural or timber issues affecting the property.

The property is affected by dampness.

We have not exposed the foundations of the property. Without exposing all the foundations to the property, you must accept the risk of unseen defects. However unless noted within this report, we have not noted any above ground defects, which relate to defective foundations or signs of defective foundations.

## **I2 Risks to the grounds**

I am not aware of any contamination, landfill, radon, mining or flooding risks affecting the property, however appropriate legal enquiries are advised.

## **I3 Risks to people**

We are unable to confirm the presence of appropriate test / inspection certificates for the electrical supply, gas system, central heating or the drainage. Appropriate legal enquiries are advised.

We were unable to confirm the provision of safety glazing and further contractors' reports should be obtained, with recommendations to provide safety glazing, if appropriate, to be implemented.

## **I4 Other risks or hazards**

No further risks have been identified for consideration.



# J

## Energy matters

This section describes energy-related matters for the property as a whole. It takes into account a broad range of energy-related features and issues already identified in the previous sections of the 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



## Energy matters

### **J1 Insulations**

As part of the marketing process current guidance allows for the provision of an Energy Performance Certificate. Legal enquiries are advised to confirm if such a Certificate has been obtained. This document provides information regarding advice on energy efficiency and thermal improvement, which will assist in potentially reducing heating expenditure.

The insulation levels witnessed are below those currently recommended, upgrading, with consideration as to the ventilation requirements is recommended.

### **J2 Heating**

The heating levels to the property appear adequate, and assuming normal maintenance, should perform adequately.

### **J3 Lighting**

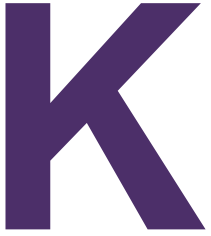
The lighting, whilst basic, appears adequate.

### **J4 Ventilation**

The ventilation appeared adequate.

### **J5 Other**

The energy management within the building is considered to be basic, and you may wish to address this in due course.



## Surveyor's declaration



## Surveyor's declaration

**Surveyor's RICS number**

1136367

**Qualifications**

MRICS MCIQB MISVA MRPSA

**Company**

AC Surveys Ltd

**Address**

PO Box 206, Redcar, Cleveland TS10 9AB

**Phone number**

01642 497595

**Fax**

n/a

**Email**

admin@ac-surveys.co.uk

**Website**

www.ac-surveys.co.uk

**Property address**

[REDACTED]

**Client's name**

[REDACTED]

**Date this report was produced**

18/08/2021

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

**Signature**

*M Askew*



## What to do now



## Further investigations and getting quotes

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

### 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 quotations in writing.

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

### Further investigations and what they involve

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

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

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

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

### Who you should use for further investigations

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

# M

## Description of the RICS Home Survey – Level 3 service and terms of engagement

# M

## Description of the RICS Home Survey – Level 3 service and terms of engagement

### The service

The RICS Home Survey – Level 3 service includes:

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

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

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

### The inspection

The surveyor 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.



# M

## Description of the RICS Home Survey – Level 3 service and terms of engagement

### Services to the property

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

### Outside the property

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

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

### Flats

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

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

# M

## Description of the RICS Home Survey – Level 3 service and terms of engagement

### 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 is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

### Condition ratings

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

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

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

# M

## Description of the RICS Home Survey – Level 3 service and terms of engagement

### Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

### Issues for legal advisers

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

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

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

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

### Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

# M

## Description of the RICS Home Survey – Level 3 service and terms of engagement

### Standard terms of engagement

**1 The service** – The surveyor provides the standard RICS Home Survey – Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

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

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

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

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

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

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

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

This report is for use in the UK.

# M

## Description of the RICS Home Survey – Level 3 service and terms of engagement

### Complaints handling procedure

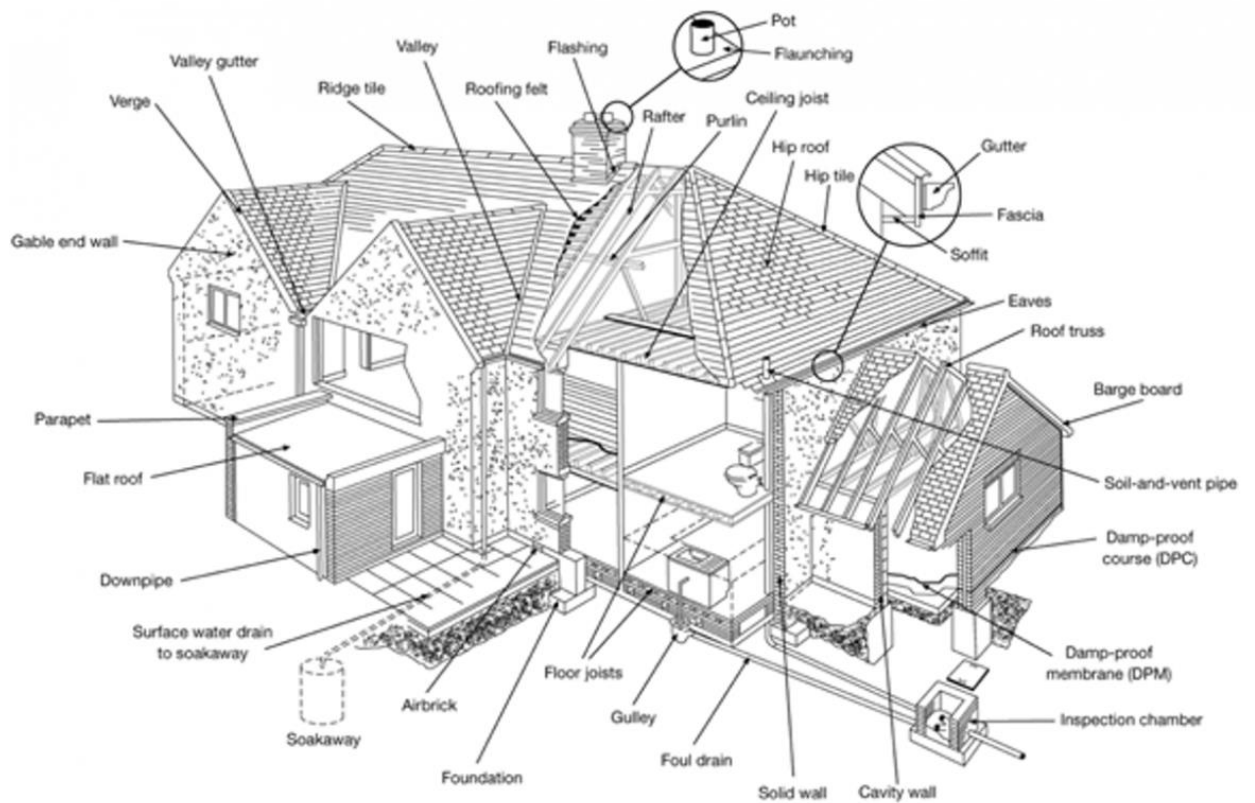
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

# N

## Typical house diagram

# N Typical house diagram

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





## RICS disclaimer

### You should know ...

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