



LEVEL 2

# Your survey report

**Property address**

1 Any Street, Melksham, Wiltshire, ME5 8DH

**Client's name**

Ms Example Report

**Inspection date**

3rd October 2022

**Surveyor's RICS number**

0875613

# 2

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# A

## About the inspection and report

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

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# A

## About the inspection and report

As agreed, this report will contain the following:

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

### About the report

We aim to give you professional advice to:

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

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

### About the inspection

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

# A

## About the inspection and report

- 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**

Liz McKenty

**Surveyor's RICS number**

0875613

**Company name**

3 Counties Surveying

**Date of the inspection**

3rd October 2022

**Report reference number**

XH000824

**Related party disclosure**

I am not aware that there any conflicts of interest as defined in the RICS Valuation Standards and the RICS Rule of Conduct.

**Full address and postcode of the property**

1 Any Street, Melksham, Wiltshire, ME5 8DH

**Weather conditions when the inspection took place**

At the time of our inspection it was dry following a few weeks of mixed weather.

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

The property was occupied and furnished. The floors were extensively covered and cupboards were full of stored items at the time of our inspection. This prevented a detailed inspection of some of the areas of the property.

# B

## Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

### Important note

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

## Summary of condition ratings

### Overall opinion of property

We can report that the property is a satisfactory proposition for purchase. If you are prepared to accept the cost and inconvenience of dealing with any repair/improvement works reported below and they are carried out to a satisfactory standard we can see no reason why there should be any difficulty on resale. Unless stated within the report any defects noted are not unusual for this age property. Where any defects are noted you should obtain quotations before purchase so you are aware of your future liabilities.

As with any property a degree of ongoing maintenance should be anticipated. It is vital that the main fabric of the building is maintained in a watertight condition and to achieve this, all major structural elements will require regular overhaul and repair. Brickwork and pointing should be regularly inspected and repaired, flashings redressed and defective/slipped roofing tiles repaired or replaced, as necessary. Rainwater goods should be regularly cleaned, resealed, and realigned and external joinery will need to be redecorated periodically with decayed sections being cut out and replaced. Paintwork should be maintained in a good condition. It is also vital that all services serving the property are regularly maintained and upgraded to comply with prevailing current regulations.

Within Section I1 - Risks of this report the elements of the building affected by significant defects, indicated by their condition rating '3', are highlighted. We recommend that you review these sections carefully and take action to ensure the issues are addressed. The report should be read in full as other sections may indicate further recommended actions or minor defects that ideally should be addressed. You are advised not to proceed with the purchase until these defects have been fully investigated and you are made aware of your future liabilities.

The purpose of this report is to advise on the structural condition and state of repair of the property. The inspection has been carried out in accordance with the Terms of Engagement. The report should be construed as a comment upon the overall condition of the property and the quality of the structure, but not as an inventory of every single defect, many of which would not significantly affect the value of the property.

Explanation of terms. Short term - within 1-2 years. Medium term - 2-10 years. Long term - more than 10 years. Terms frequently used to describe the condition of elements are defined as follows: Satisfactory: Leaving no room for complaint, meeting expectations. Apart from normal maintenance no significant works of repair will be required in the short or medium term. Adequate: Barely satisfactory / sufficient. Works of repair, upgrading or improvement will likely be required in the medium term. Poor: Inadequate. Repairs are now required.



# B

## Summary of condition ratings

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

3

### Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name	Comments (if applicable)
D5	Windows	
F1	Electricity	
F2	Gas/Oil	
F4	Heating	
F6	Drainage	
G1	Garage	

2

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

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

Element no.	Element name	Comments (if applicable)
D2	Roof coverings	
D3	Rain water pipes and gutters	
D6	Outside doors	
D8	Other joinery and finishes	
E1	Roof structure	
E4	Floors	
E7	Woodwork	
E8	Bathroom fittings	

## Summary of condition ratings

1

### Elements with no current issues

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

Element no.	Element name	Comments (if applicable)
D4	Main walls	
E2	Ceilings	
E3	Walls and partitions	
E6	Built-in fittings	
G3	Other	

NI

### Elements not inspected

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

Element no.	Element name	Comments (if applicable)
D1	Chimney stacks	
D7	Conservatory and porches	
D9	Outside other	
E5	Fireplaces	
E9	Inside other	
F3	Water	
F5	Water heating	
F7	Common services	
G2	Permanent outbuildings	

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities

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## About the property

### Type of property

The property is a linked-detached house over two floors.  
The property approximately faces South.  
All directions were taken facing the front of the property.

### Approximate year the property was built

1981 - We dated the property from on-line searches and looking at the construction details. Your legal adviser can confirm this date.

### Approximate year the property was extended

### Approximate year the property was converted

### Information relevant to flats and maisonettes

### Construction

The property is constructed from cavity brick with a pitched roof clad with concrete interlocking tiles. The ground floor is of solid construction and the first floor is of suspended timber construction. The windows and the doors are uPVC with double glazed units.

Given the age of the property some of the construction may have incorporated materials which are now considered hazardous. Materials such as asbestos are likely to have been incorporated into some elements of the construction. We would draw your attention to our comments at Section I - Risks.



# About the property

## Accommodation

	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	1			1	1			
First		3	1					
Second								
Third								
Other								
Roof spaces								

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## 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

D65

### Issues relating to the energy efficiency rating

The EPC states that the property is fully double glazed but there is one single glazed window on the landing.

### Mains services

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

Gas

Electric

Water

Drainage

### Central heating

Gas

Electric

Solid fuel

Oil

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

The surveyor is not aware of any other energy sources existing to the property.

### Other energy matters

## Location and facilities

### Grounds

There is a garden and driveway to the front of the property and a garden to the rear.

### Location

The property is in an established residential area with properties of similar type and character.

### Facilities

The property is close to the town centre and all local amenities and public services.

### Local environment

We strongly advise that prior to exchange of contracts you should return to the property on a number of occasions, particularly in the evening and at weekends, in an attempt to establish who your neighbours are and to establish whether the way in which they use and occupy their property will produce unreasonable levels of sound transmission which could affect your quiet enjoyment, such that this would lead you to reconsider your proposal to purchase the property.

We are not aware of instances of aircraft, rail, road or other noise unduly affecting this property, however, we recommend that your legal adviser makes formal enquiries to the Local Authority prior to purchase to determine whether there is any recorded evidence of noise pollution within the area, which would lead you to reconsider your purchase of the property. In addition, as part of pre-contract search enquiries, your legal adviser should determine whether there are any proposals for adjacent development or alteration to transport facilities (road, rail and air) which could impinge upon your quiet enjoyment of the property.

At the time of our survey we were not aware of any other additional local factors, for example, significant external noise or any other nuisances. We inspected the property during the day and there were no signs of any significant sound from neighbouring properties.

Your legal adviser should make enquiries with the existing vendor to determine whether any previous problems or disputes have occurred with neighbours during the time of their ownership.

**D**

**Outside the property**

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## Outside the property

### Limitations on the inspection

It was not raining at the time of our inspection, we cannot confirm whether any leaks are evident on any rainwater goods or sections of inaccessible roofs.

Access was too high to determine the condition of the low-level roof timbers. One way of confirming their condition is to instruct a competent roofing contractor to lift the low-level tiles, inspect the timbers and then replace the covering.

### D1 Chimney stacks

There are no chimney stacks attached to the property.

NI

### D2 Roof coverings

The roof is a traditional gabled design clad with concrete interlocking tiles.

2

The roof, where visible, was free from any signs of significant defects. There were no slipped, cracked or missing tiles where visible.

No significant sagging or deflection could be seen from the limited inspection from the ground level and there are no indications to suggest any weakness in the timbers making up the roof frame.

Moss was evident to the roof. This should be carefully cleaned with a soft brush to prevent blockages to the gutters and drainage below. Further defects may become evident when the moss is removed.

The ridge was flat and level and free from any signs of significant defects. A closer inspection may reveal that some minor repointing is required after the moss is removed. This will prevent any water penetration to the roof void internally although none was noted at the time of our inspection.

The mortar work to the gable verges is supported on a cement base 'under cloak' board. The boarding generally appears to be in satisfactory condition, however, we refer you to our later comments under Section 13 - Risks to People, regarding asbestos containing materials.

There is a small mono-pitched roof above the front bay window. This is clad with concrete interlocking tiles which was free from any signs of significant defects. The moss should be cleared at the same as the main roof. The lead was securely fixed and in a satisfactory condition.

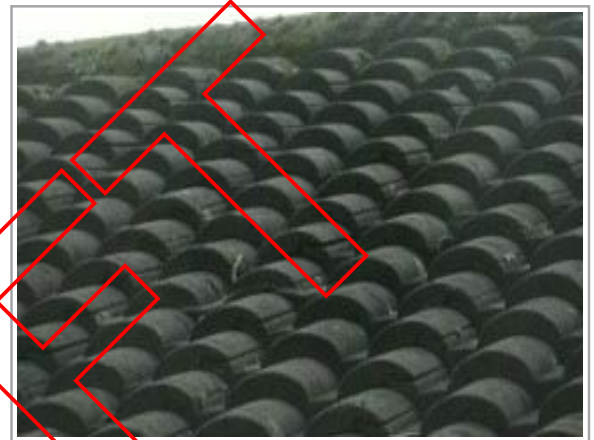
The roof should be checked periodically for any defects and if found, should be replaced to prevent any further damage to the property.

# D

## Outside the property



Front elevation roof



Rear roof elevation



Bay roof

### D3 Rainwater pipes and gutters

The rainwater goods, including the gutters and downpipes, are constructed of plastic.

From ground level the condition of the rainwater goods appeared to be generally satisfactory, although on closer inspection defects may become apparent.

Some minor staining was noted to the joints around the gutters and downpipes and the gutters are likely to be blocked with debris from the moss. We recommend a competent contractor cleans the gutters out, carries out any necessary re-sealing or replacement of any sections and any realignments, as necessary. This may include access scaffolding.

Where rainwater pipes discharge directly into the below ground drainage the drain may be more prone to blockages from obstructions entering the system at eaves level. The provision of an intermediate gulley and grid is recommended.

We assume that all the gutters and downpipes either discharge directly into the underground drainage or into soakaways.

Rainwater goods should be regularly inspected and maintained to prevent any further leaks or spillages, which in turn, can cause further decay to joinery or the property itself.

2

## Outside the property

### D4 Main walls

The walls constructed from cavity brick.

1

No signs of subsidence or any other significant movement was noted to the building.

The foundations have not been inspected and generally speaking are not visible. Your legal adviser should make enquires and confirm that the property has not been underpinned as works may have been undertaken in the past which are now not readily apparent. Properties of more recent construction should at least have complied with the Building Regulations in force at the time of construction.

In cavity construction the inner and outer leaves of the walls are bonded together by means of ties. The cavities have not been inspected and we cannot comment on the condition of these ties, nor on the presence of waste material, which may block or obstruct the cavity. In cavity walls built before 1982, metal wall ties may be subject to corrosion and this process can occur where visible signs become apparent. In severe cases costly repair is necessary. There is no evidence in this instance. If you are concerned you will need to instruct a more intrusive inspection, so you are aware of your future liabilities.

We are unsure whether all of the cavity walls to the main house contain any insulation. This cannot be confirmed without damaging the wall itself which is beyond the scope of this report. Your legal adviser should confirm with the vendor.

The walls were in a satisfactory condition and no significant defects were noted, no immediate repairs are required.

All mortar joint cracks should be filled as they become apparent to help prevent water penetration.

The property has a bitumen damp proof course.

### D5 Windows

The windows are PVCu with double glazed units. The sills were all in satisfactory condition. You should ensure keys are available for all windows.

3

All the windows to the front elevation and the ground floor rear elevation are showing signs of misting and the rubber seals internally to the bathroom window are coming away. This would indicate the seals to the double-glazed units have failed and would suggest that the units and possibly the frames have a limited life span and will require replacing in the short term.

Some of the furniture to the windows needs some adjustment. A general overhaul is required together with thorough easing, adjustment and attention to window furniture.

There is a timber single glazed window on the landing. We assume that this is an original window. The lock to the window needs some repair as one of the screws has come loose.

You should instruct a competent FENSA contractor to quote for these works. This may include access scaffolding. Please see Section I1 Risks to Building.

Where replacement windows have been installed, we would expect the supporting lintels to have been exposed and where necessary to have been upgraded. Whilst there are no obvious indications to suggest serious defects, without disruptive investigations we are unable to confirm the adequacy of the lintels above the openings. If you are at all concerned, you should refer to the original installation contract or arrange for the lintels to be exposed prior to purchase. It is a legal requirement since 2002 that replacement windows and doors are installed subject to Building Regulations approval or by a FENSA Registered contractor.

## Outside the property

### D6 Outside doors (including patio doors)

The doors are PVCu with double glazed units. These were free from any signs of defects. Where accessible, the doors opened and closed easily. The weather sills were all in satisfactory condition. You should ensure keys are available for all doors. 2

The rear door appears to be newer than the rest of the double glazed units in the property.

It is likely that the front door was installed at the same time as the windows in the property and may be coming to the end of its useful life. You should budget for its replacement.

Please see comments in Section D5 - Windows, regarding the potential failure of sealed double glazed units.

Where replacement doors have been installed. We would expect the supporting lintels to have been exposed and where necessary to have been upgraded. Whilst there are no obvious indications to suggest serious defect without disruptive investigations we are unable to confirm the adequacy of the lintels above the openings. If you are at all concerned, you should refer to the original installation contract or arrange for the lintels to be exposed prior to purchase. It is a requirement today that replacement windows and doors are installed subject to Building Regulations approval or by a FENSA Registered contractor.

### D7 Conservatory and porches

The property does not have a porch or a conservatory. NI

### D8 Other joinery and finishes

The fascia and soffit is of timber construction. The fascia and soffit are in an adequate condition however decoration will be required in the short to medium term. Further defects may be evident on closer inspection. 2

Timber detail was noted to the front bay window, under the left-hand side bedroom window sill and the door canopy in front of the garage door. This was all in a satisfactory condition.

All external joinery should be regularly maintained to help prevent against rot.

### D9 Other

No other significant areas were of concern to the exterior. NI

**E**

**Inside the property**

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## Inside the property

### Limitations on the inspection

A lack of flooring and the covering of the floor joists restricted our inspection from the loft hatch only.

There is a double layer of loft insulation which restricted our access to the loft and inspection of the timbers.

The property was full of stored items which limited our inspection.

The carpets and floor coverings were securely fitted. We were therefore unable to lift them and visually inspect any of the floors.

### E1 Roof structure

The roof void is accessed via a hatch in the landing. There was no working ladder but there was a working light. 2

The roof structure is made up of preformed timber trusses with waterproof felt above.

All timber truss roofs should be braced to prevent movement. This normally is formed by timbers laid diagonally across from the ridge to the eaves and spanning at least seven trusses on either side of the gable end, twice nailed to the trusses. Gable walls should also be connected physically to the roof structure by galvanised metal brackets.

The Timber Truss roof has been correctly braced and strapped to prevent movement.

The roofing felt beneath the main roof covering is a type 1F sarking felt, commonly used in this situation, and becomes brittle with age. It has a tendency to rot at the eaves and if not properly supported, the rear of the fascia and top side of the soffit boarding will become damp and provide conditions for wet rot to occur.

One hole was evident to the front left-hand side corner of the roof void where daylight was coming through. No other holes were noted and it may be possible to patch repair this in the short term, however you may wish to obtain quotes before completion, so that you are aware of your future liabilities.

Our inspection revealed no evidence of any significant rot or active wood-boring beetle infestation.

No significant signs of condensation were noted to the roof void which appeared to be vented satisfactorily.

200mm of insulation is present in the roof void. It is recommended a minimum thickness of 270mm fibreglass quilt or similar insulating material is provided over all areas. A 50mm gap should be left at the eaves sections to allow for ventilation to the roof void if the roof is vented to the eaves. This should be carried out by a competent contractor.

## Inside the property



Roof structure



Hole in roof felt

### E2 Ceilings

The ceilings are plasterboard construction. They were flat and level and free from any significant defects. Some minor cracking was noted that should be filled before decoration. 1

A textured coating has been applied as a ceiling finish to the first floor and the downstairs WC. This may be acting as a form of adhesive and may suggest deterioration to the underlying plasterwork. Removal of the textured coating could lead to irreparable damage. You should budget for this.

Textured ceilings can consist of products such as Artex, which were commonly used on ceilings and on walls. Up until approximately 1984, manufacturers used a small amount of chrysotile (white asbestos) roughly around 3% to 5% in their decorative finishes. This allowed the fibres to gain strength and consistency and made it easier to apply. Textured ceilings that can possibly contain asbestos containing materials (ACMs) are safe as long as they are left in situ and not disturbed in anyway. Up until 2006, any contractors needed a licence to remove this type of ceiling, however, this is no longer the case. If it is your intention to move any textured ceilings that contain any possible ACMs it would be prudent to use a specialist that can use techniques to prevent the fibres from being released. If you are carrying out any repairs to your property and you are not confident about handling any asbestos containing materials, you should instruct a competent contractor to carry out a survey of the ceilings and the remainder of the property to advise you of any possible ACMs. Further information can be found at [www.hse.gov.uk/asbestos/index/htm](http://www.hse.gov.uk/asbestos/index/htm). Please see Section I3 - Risks to People.

### E3 Walls and partitions

The walls are a mixture of concrete brick and timber stud construction. 1

Some of the walls are constructed with drylining, meaning that the plasterboard has a gap between it and the wall structure. There are no indications of significant defects, however this modern construction arrangement may conceal defects. We are unable to inspect behind the drylining or comment on the condition of the hidden wall structure.

Tests were taken with a moisture meter at regular intervals in a structured methodical manner to internal walls, floors and other surfaces. No evidence of any significant dampness was detected although you should be aware that bathroom, kitchen units, wall tiles, furniture and floors coverings restricted our ability to test all areas.

## Inside the property

The external elements of the property, such as the walls, rainwater fittings and seals around doors and windows should always been maintained to prevent and reduce the amount of rain penetration to the internal areas.

For your information, damp can manifest itself in many ways:

- Poor workmanship of the original damp proof course.
- Absence of a damp proof course to the walls.
- Internal plaster being in contact with the solid floor behind the skirtings which will allow bridging of the damp proof course.
- The external ground levels being above the level of the damp proof course and the internal floors causing bridging of the damp proof course.
- The external render can carry down past the damp proof course and allow moisture to rise and bridge the damp proof course.
- A new damp proof course has been inserted but the internal plaster has not been removed and replaced with new plaster to the proper specification.
- Condensation giving the appearance of rising damp.

### E4 Floors

The ground floor is of solid construction.

The first floor is of suspended timber construction.

Creaking was noted to the first floor. Some work to secure the floorboards should be undertaken next time the carpets are lifted.

Other than this, where inspected, the floors were generally level and firm and free from any signs of defects. However, when coverings and boards are lifted defects may become apparent.

2

### E5 Fireplaces, chimney breasts and flues

There is an electric fire to the sitting room. We are unsure whether there is connected. This should be checked as part of the electrical test before use. See Section F1.

NI

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

The kitchen fittings were modern in design. Some minor wear and tear was noted.

The kitchen benefits from the following integral appliances: a dishwasher, a fridge, oven and hob.

The seals were in a satisfactory condition. They should be maintained to prevent any water ingress to the rear of the units and causing any swelling of the carcasses.

It has been noted that due to poor ventilation and overheating, the electrical parts of some appliances have been known to fail prematurely. This can lead to the appliance catching on fire. It is important that your vendor obtains all the documentation of the appliances which should state the age, make, and model and then check with the corresponding manufacturers whether any recalls have been notified.

None of the appliances have been tested or checked. These should be checked by a NICEIC registered electrician before use.

The wardrobes were in a satisfactory condition where visible.

1



## Inside the property

### E7 Woodwork (for example staircase joinery)

The general condition of the doors, stairs and other joinery is fair with the usual signs of wear and tear. 2

Glazing to the rear garage door may not be safety glass and although it appeared satisfactory there are obvious safety and security implications. You should replace the glass with toughened safety glass carrying the BS Kitemark. (Please see Section I3 - Risks to People).

Internal decorations are generally adequate but look unfinished or poorly applied in parts. You may wish to redecorate to your own taste. Some repairs may prove necessary to wall and ceiling plaster work as part of the redecoration process, particularly in the rear bedroom where some electrical cables have been chased in on the external wall which has been done to a poor finish.

The stairs were of equal treads and risers and free from any signs of defects. The banisters were all tested and were securely fixed and free from any signs of defects.

Whilst we have been as thorough as possible in our inspection and taken all reasonable care, hidden fungal decay and woodworm could be present in areas which we were unable to inspect. Unless all timbers have been treated hidden outbreaks might exist.

### E8 Bathroom fittings

There is a bathroom to the first floor and a WC to the ground floor. 2

The sanitary fittings in the bathroom are of modern design and appear adequate, although wear and tear was noted, particularly where the bath panel has become loose.

The sanitary fittings to the WC were in a satisfactory condition. Minor wear and tear was noted.

The seal to the sink in the WC need to be reapplied. The seals between all sanitary fittings, walls and floors should be maintained to prevent any water reaching adjacent timbers or ceiling surfaces.

The tiling was securely fixed and free from any signs of cracking or missing grout.

Where showers are situated over acrylic baths the additional point loading on the bath can lead to distortion or even cracking of the bath. It is important to check and maintain the seals around the bath and check that no cracking has occurred to prevent water damage to floors and ceilings below.

The taps were tested. The cold taps showed reasonable pressure and the sinks were free from any sign of leaks.

No mechanical fan was noted in the bathroom. We recommend that one is fitted by a registered electrician with a run-off timer from the light switch.

There was no evidence of significant condensation within the bathroom, however, many properties are affected to some degree by condensation. In order to minimise the problem, it is necessary to achieve a balance between insulation, ventilation and heating.

The control of condensation is important to prevent any wetness or mould throughout the property and the following notes are provided for assistance:

- Ventilate rooms to the outside during and immediately after cooking, washing or bathing, or whenever the window shows signs of misting.
- Avoid the use of flueless oil and gas heaters.
- Restrict the drying of clothes indoors only to rooms with openings windows and keep internal doors closed.
- Adequate insulation should be provided to help prevent the occurrence of condensation on cold

## Inside the property

- internal surfaces.
- Adequate ventilation will help remove to the outside air the water vapour being produced, particularly in kitchens and bathroom areas and the installation of electrical extractor fans that are wired directly to the light switch are recommended.
- Any mechanical extractor fans should be used during cooking.
- Internal walls and ceiling surfaces should be made as airtight as possible to reduce the passage of water vapour into the walls and roof spaces.
- Replacement of uPVC double glazing with trickle ventilation is required if they are not already present.

### E9 Other

No TV, telephone, broadband or satellite installation has been tested during of our inspection. You should request details of the current service providers. NI

Smoke detectors are present, these have not been tested during our inspection.

Mains wired smoke detectors are recommended in all properties. Please see the following link which we recommend you read. Advice and costings can be sought from a qualified electrician.  
<https://www.fireservice.co.uk/safety/smoke-alarms/>

The Avon Fire & Rescue Service offer a free Home Safety Visit (if eligible). This is a free pre-arranged visit to your home to carry out a fire safety assessment and provide you with advice on how to stay safe from fire. Home Fire Safety Visits - Avon Fire & Rescue Service.

# 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

No services were tested as we are not specialists in this field. Therefore we recommend that you seek specialist advice on all service matters. Any comments below should be regarded as helpful suggestions only. They are not a full complete assessment of any problems that may exist.

Services such as electric, gas and central heating systems require an inspection and report by a specialist competent person.

### F1 Electricity

**Safety warning:** The 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 the Electrical Safety First.

The electrical meter and the consumer board are located in the services cupboard to the left of the front door. 3

Recessed light fittings were noted to the property. These should be checked to ensure that fire hoods are fitted above them.

Any alterations to the electrical system since 1st January 2005 must be undertaken by or certified by a suitably accredited electrician (as per BS 7671). You should ask your legal adviser to check and obtain confirmation that the alterations have been suitably certified.

If a recent test certificate is not supplied you should have the entire system, including, but not limited to boilers, immersion heaters, electric fires, electric radiators, electric showers and electrics in the garage and external electrics, if they exist, checked by a competent electrician (NICEIC/ECA registered) prior to purchase. The installation should be re-tested every three years or in accordance with current regulations. (Please see Section I1 - Risks).

We have not arranged for a specialist test of the electrical installation and are unable to comment upon it in detail. Without such a test it is not possible to say whether the installation is safe and complies fully with current regulations.



Consumer unit



Electric meter

## Services

### F2 Gas/oil

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

The gas meter was located in the services cupboard to the left-hand side of the front door.

3

We have not carried out any test at all or inspection to the gas. This must be tested. If a 12 month gas check certificate is not in place then you must ensure one is carried out before use. Please see Section I1- Risks.



Gas meter

### F3 Water

We assume cold water is supplied from the mains.

NI

The WCs and taps were turned on. These appeared to operate satisfactorily within the limitations of our inspection.

An internal stopcock was noted in the downstairs WC. We have not tested this.

An external stopcock and water meter was located in the pavement. This has not been tested by ourselves.

We cannot comment on the condition of the water service pipe into the building. It should be appreciated that leaks can occur for some time before signs are apparent on the surface.

Much of the internal pipework was hidden either below subfloors, ceilings or behind walls. We are therefore unable to comment on the integrity of the pipework.

For your information, there is a reasonably foreseeable legionella risk in your water system if:

- Water is stored or re-circulated;
- The water temperature in some part of the system is between 20-45 °C;
- There are sources of nutrients such as rust, sludge, scale and organic matters; and
- It is possible for water droplets to be produced (for example, in showers).
- Water temperatures in the boiler must reach at least 60°C and the cold water in the system must

## Services

- stay below 20°C. The tanks may have to be moved or better insulated;
- Water tanks should be checked for debris and should have tight fitting lids. Dirty tanks may have to be cleaned out and the system flushed through;
- Water outlets (for example, taps and showers) in parts of the buildings remote from the heating appliances that are not frequently used could also be at risk. In certain circumstances, these may have to be used weekly to remove stagnant water. Where outlets are no longer required, the 'dead-leg' pipework should be cutback.
- All shower heads should be removed, cleaned, descaled (if necessary) and disinfected every three months.



Internal stopcock



External stopcock

### F4 Heating

Central heating is provided by the means of a combination gas boiler located in the airing cupboard on the landing serving pressed steel radiators within the property. 3

You should be aware that boilers and systems of this type require yearly servicing and any replacing of components must only be carried out by approved installers. You should ensure that you are familiar with the instruction manual for the system. If a recent certificate for the heating is not provided you should instruct a suitably qualified heating engineer to carry out a thorough inspection and fully test the heating system and carry out any necessary improvements or upgrading to ensure that a certificate can be provided. Please see Section I1 - Risks. This should be carried out before use.

The central heating was not in use at the time of our inspection as the vendor arrived just as we were leaving. Your legal adviser should enquire with existing vendor about the maintenance records for the installation.

The radiators were securely fixed and no significant defects were noted.

We have not made any calculations to check that radiators are of adequate size and we did not test the system and therefore cannot comment upon its efficiency.

Microbore pipework was identified. You should be aware that this is likely to be of some age and given the small diameter of the pipes is more likely to suffer from blockages and require remedy, particularly in hard water areas.

## Services



Boiler



Microbore pipe

### F5 Water heating

We presume the hot water is provided by the boiler as we were unable to locate a separate hot water cylinder. NI

### F6 Drainage

Without extensive exposure works, we cannot confirm the layout of the underground drainage system. We assume the property is connected to the mains drainage. Your legal adviser should make the usual checks in respect of the drainage system and any liabilities regarding any shared drainage with the neighbouring properties.

3

Rainwater is taken to soakaways or the mains drainage system as far as we can tell but we are unable to confirm that proper connections have been made. You should be aware that soakaways do silt up from time to time but there was no evidence of this at the time of inspection.

The soil and vent pipe was not inspected as this appears to be internal. Without a more intrusive inspection we cannot comment on the connections to the drains. If you are concerned you will need to instruct a plumber carry out a closer inspection.

Two drainage inspection covers were noted in the garden to the left-hand neighbouring property, however, we were unable to confirm if either of these chambers belonged to the subject property and therefore we were unable to inspect these. You should instruct a competent drainage company to carry out the necessary tests and inspections before purchase. See Section I1 - Risks.

The drain from this property joins with those from the neighbouring properties before it connects to the main sewer. This combined drain is called a private sewer. Following changes in the law in October 2011, Water Companies may well be responsible for some or all of the underground drainpipes. Your legal adviser should check this aspect and report to you on its consequences.

# F

## Services

### F7 Common services

The property is not a flat.

NI

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# G

## Grounds

(including shared areas for flats)

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## Grounds (including shared areas for flats)

### Limitations on the inspection

None noted.

### G1 Garage

The property has a single attached garage constructed from single skin brick and block with a flat roof clad with bitumen felt. 3

The garage was full of stored items which limited our inspection.

Bituminous felt coverings to flat roofs typically have a life span of 10-15 years. Leaks were evident.

The covering appears to be reaching the end of its useful life and an immediate and comprehensive overhaul is now required. Complete re-covering should be anticipated in the very near future at which time you should be aware that repairs will also be likely to the underlying timber decking. Please see Section I1-Risks

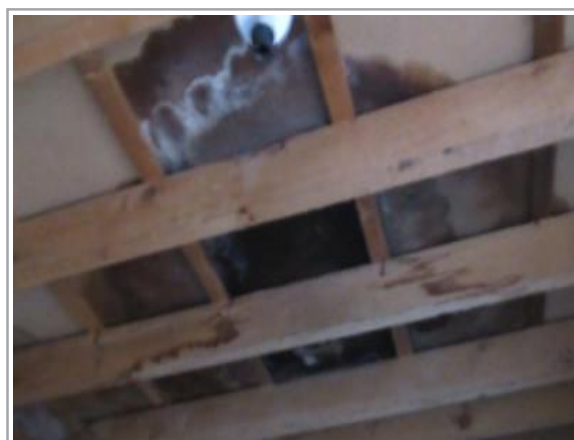
There was a manual metal up and over door to the front of the garage, however we were unable to test this due to stored items.

There is a timber door with a single glazed panel to the rear of the garage. Please see Section E7 - Internal Joinery.

There is a concrete floor to the garage. This appeared to be in a satisfactory condition, however, inspection was limited due to stored items.



Garage roof



leaks to garage roof

### G2 Permanent outbuildings and other structures

There are no permanent outbuildings.

NI

# G

## Grounds (including shared areas for flats)

### G3 Other

There is a garden to the front of the property with a concrete driveway and a garden to the rear. 1

The driveway and garden to the front of the property was in a satisfactory condition. No defects were noted.

The garden to the rear of the property is surrounded by timber fences which were in a satisfactory condition.

Ongoing maintenance can be anticipated.

Decking was noted to the rear of the property. This can become very slippery underfoot, especially during the winter months. We would recommend this is kept clean from moss at all times prevent injury.

We did not notice any wet ground underfoot at the time of our inspection. However, if wet ground conditions do become evident you should have the garden re-inspected by a specialist and it is possible that further works may be required, such as land drainage.

DRAFT

# 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

We assume that Any Street is adopted and maintained by the Local Authority.

Your legal adviser should make you aware of any development or road widening proposals that are likely to affect the property.

We are not aware that the property is listed or in a Conservation area, but your legal adviser should confirm this and any limitations that may exist if it proves otherwise.

Your legal adviser should confirm if there are any Statutory Approvals for any alterations or construction work and obtain copies of pre-plans for any alterations or extensions to the property.

Where any jointly used services are in place such as drainage, your legal adviser should check any obligations that you have for the maintenance and upkeep of these.

Your legal adviser should confirm if you or your neighbours' have any rights to enter each other's property to maintain any boundaries, fences or parts of the structure.

Any responsibilities to maintain access roads and driveways which may not be adopted by the Local Authority should be established by your legal adviser.

The defined physical boundaries to the site should all be checked by the solicitors.

We assume the property is Freehold. Your legal adviser should confirm this.

Your legal adviser should obtain confirmation that all main services are connected.

Service documentation confirming when the electrical and gas installations were last tested should be obtained.

Energy Performance Certificate - your solicitor should ensure that a current Energy Performance Certificate is produced as part of the marketing process.

From the 1st April 2018 under the minimum energy efficiency standard (MEES) 2015 it became illegal to rent a property with an F or G rating on an Energy Performance Certificate. In the residential market the regulations extend to all existing rental properties with a valid EPC on the 1st April 2020. Further regulations are planned which will mean that rental properties will need to have a certification rating of C or above. This will come into effect for new tenancies from 2025, and then all tenancies from 2028 and apply to all domestic and private rental properties on a lease between 6 months and 99 years. This report does not provide extended advice on minimum energy efficiency (MEES Regulations 2015) and is not designed to be used as evidence for the PRS Exemption Register. The responsibility for complying with the MEES is allocated to the Landlord and/or the owner of the property.

## H2 Guarantees

Your legal adviser should ensure that any guarantees relevant to the property such as replacement double glazing, repair works to the property, servicing records and any reports or specifications are transferred to you on purchase.

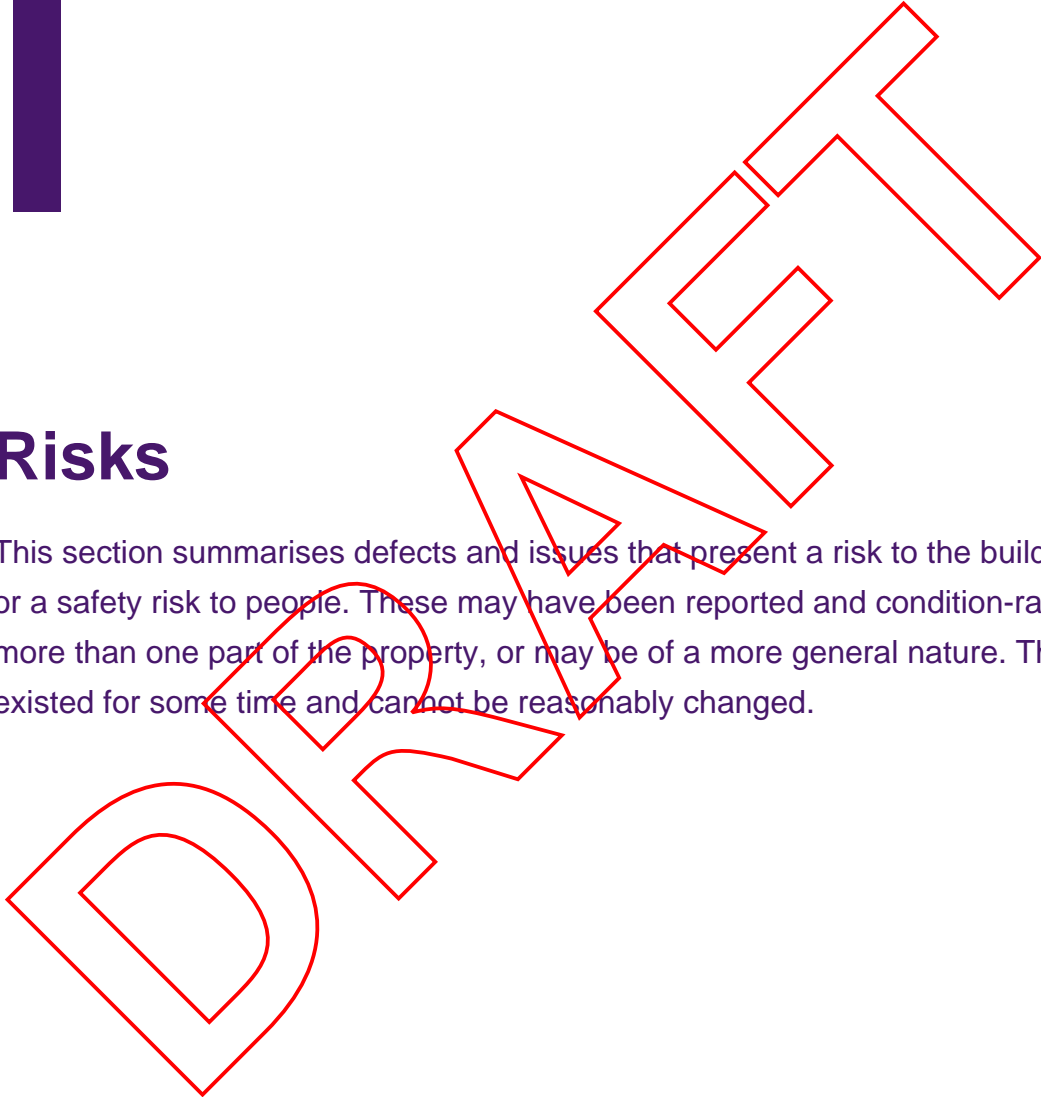
## H3 Other matters

Your proposed building insurer should confirm how any future climatic changes or adverse weather conditions that may affect the subsoil, structure or stability of the property would affect the insurance premiums. We can only advise on the condition of the property at the date of our inspection and cannot guarantee any changes which occur due to adverse conditions.

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## 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.

A large, red, outlined watermark of the word "DRAFT" is oriented diagonally across the page, from the bottom-left towards the top-right.

# Risks

## I1 Risks to the building

If recent test certificates are not available, the following should be tested before use:

- Electricity - Please see Section F1
- Gas - Please see Section F2
- Heating - Please see Section F4

We would recommend that you treat the following matters as risks to the building which should be investigated as soon as possible:

- Windows - Please see Section D5
- Drainage - Please see Section F6
- Garage - Please see Section G1

You are most strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts for any defects noted within the entire report. As soon as you receive the quotations and reports for the work specified and also the responses from your legal advisers, we will be pleased to advise you whether or not they would cause us to change the advice or valuation which we give in this report. We must advise you, however, that if you should decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors and costs may come to light in the future.

## I2 Risks to the grounds

Radon is a colourless, odourless radioactive gas. It is formed by the radioactive decay of small amounts of uranium that occur naturally in all rocks and soils. We have not tested for radon during our inspection, however, our investigations show that your house is in an area of low radon levels.

Public Health England (PHE) is the UK's primary expert on Radon gas and you should refer to their website at [www.ukradon.org](http://www.ukradon.org)

It does not appear that the property is situated in a coal mining area. However, it would be prudent to seek confirmation from your legal adviser. This should include any houses built on contaminated or infilled land or known areas of subsidence.

We found no evidence that the property has been affected by flooding or is in a flood risk area but your legal adviser should make enquiries at the Environmental Agency.

We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the subject property or nearby and which may draw attention to any contamination or the possibility of such contamination. We are not aware of any factors which might suggest that the subject property has been affected by contamination, and we have not carried out any specific investigations into past or present uses, either of this property or of any neighbouring land on this matter. This report therefore assumes that no contamination exists. However, should it subsequently be established that contamination or pollution exists at the property or on adjoining land or that the property has ever been put to a contaminative use, this might have a material effect on the saleability and value of the property.

It is documented that electromagnetic fields from both natural and artificial sources can cause a range of illnesses. Artificial sources commonly comprise of overhead or subterranean high voltage electric power cables. Although no overhead cables were noted, we cannot comment on whether any subterranean electric cables exist. Your legal adviser can advise to this.

Whilst no evidence of Japanese Knotweed or Himalayan Balsam was present at the time of inspection, we cannot rule out its presence. For example: it could be that the vendor has removed all visible signs prior to inspection. Consequently, we recommend that you obtain a report from an accredited member of an industry recognised trade association such as the Property Care Association ([www.property-care.org](http://www.property-care.org)).

# Risks

## I2 Risks to the grounds

org/ invasive-species) or the Invasive Non-Native Specialists Association ([www.innsa.org/](http://www.innsa.org/)) to confirm that it is not present, is hidden below the surface or has re-emerged since our visual inspection as part of our survey of the property.

The property is situated on mudstone.

Please see our attached searches. You may have paid your legal adviser to carry out more in-depth searches which you should ensure you fully read and understand before purchase.

## I3 Risks to people

Glazing to the rear garage door does not appear to comprise safety glass and there are obvious safety implications because of this. We would strongly urge you to replace the glass with a permanently marked safety mark.

Safety glass, according to Section 7 of BS6262-4 2005, should be permanently marked so that it is clearly visible after installation.

Possible asbestos was found in the ceilings and the under cloak board to the roof. We have not undertaken an asbestos survey to the property, and it is important to note that any property up to the year 2000 may have within it asbestos containing materials of ACMs within textured ceilings. Other areas of the property, such as down pipes, soffits boards, tanks in the loft, fire surrounds and a list of others, may contained possible ACMs and they may be covered up within ducting or hidden by decorative finishes. If you are at all concerned about any asbestos within the property, we would recommend that a survey is carried out by an appropriately qualified asbestos surveyor. The HCE provides a helpful website on where asbestos can be found and how to manage it. This is <http://www.hce.gov.uk/asbestos/index.htm>

Part J of the Building Regulations require that carbon monoxide alarms are fitted alongside the installations of fixed combustion appliances of any fuel type. We strongly recommend that you install at least one smoke alarm and a Carbon Monoxide (CO) detector in your home. Although ideally you should look to have them installed in every room. Carbon monoxide alarms detect and warn of the presence of dangerous levels of the gas.

No other hazards were noted.

## I4 Other risks or hazards

No other risks were noted.

If after reading and considering this report you intend to proceed with the purchase, we advise you send a copy of it as soon as possible to your legal adviser. Please draw their attention to the whole of Section I - Risks.



# J

**Surveyor's declaration**

**DRAFT**

## Surveyor's declaration

**Surveyor's RICS number**

0875613

**Phone number**

07806 463573

**Company**

3 Counties Surveying

**Surveyor's address**

Squirrels Drey, Kingsdown Grove, Kingsdown Corsham, Wiltshire, SN13 8BN

**Qualifications**

**Email**

lizmckenty@gmail.com

**Website**

www.3countiesurveyorslimited.com

**Property address**

1 Any Street, Melksham, Wiltshire, ME5 8DH

**Client's name**

Ms Example Report

**Date this report was produced**

6 October 2022

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

**Signature**

Security Print Code [456468\*DRAFT\* ]

**K**

**What to do now**

**DRAFT**

## 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.

**L**

**Description of the RICS Home Survey  
– Level 2 service and terms of  
engagement**

**DRAFT**



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

## The service

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

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

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

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

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

## The inspection

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

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

The surveyor will enter the roof space and visually inspect the roof structure. Although the surveyor does not move or lift insulation material, stored goods or other contents.

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.



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

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.

**DRAFT**



# Description of the RICS Home Survey – Level 2 (survey only) 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.





# Description of the RICS Home Survey – Level 2 (survey only) 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 focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey only) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

## Condition ratings

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

- **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.



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

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.

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

## Energy

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

## Issues for legal advisers

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

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

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

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

## Risks

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

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

## Standard terms of engagement

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

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

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

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

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

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

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

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

This report is for use in the UK.



## Description of the RICS Home Survey – Level 2 (survey only) 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.

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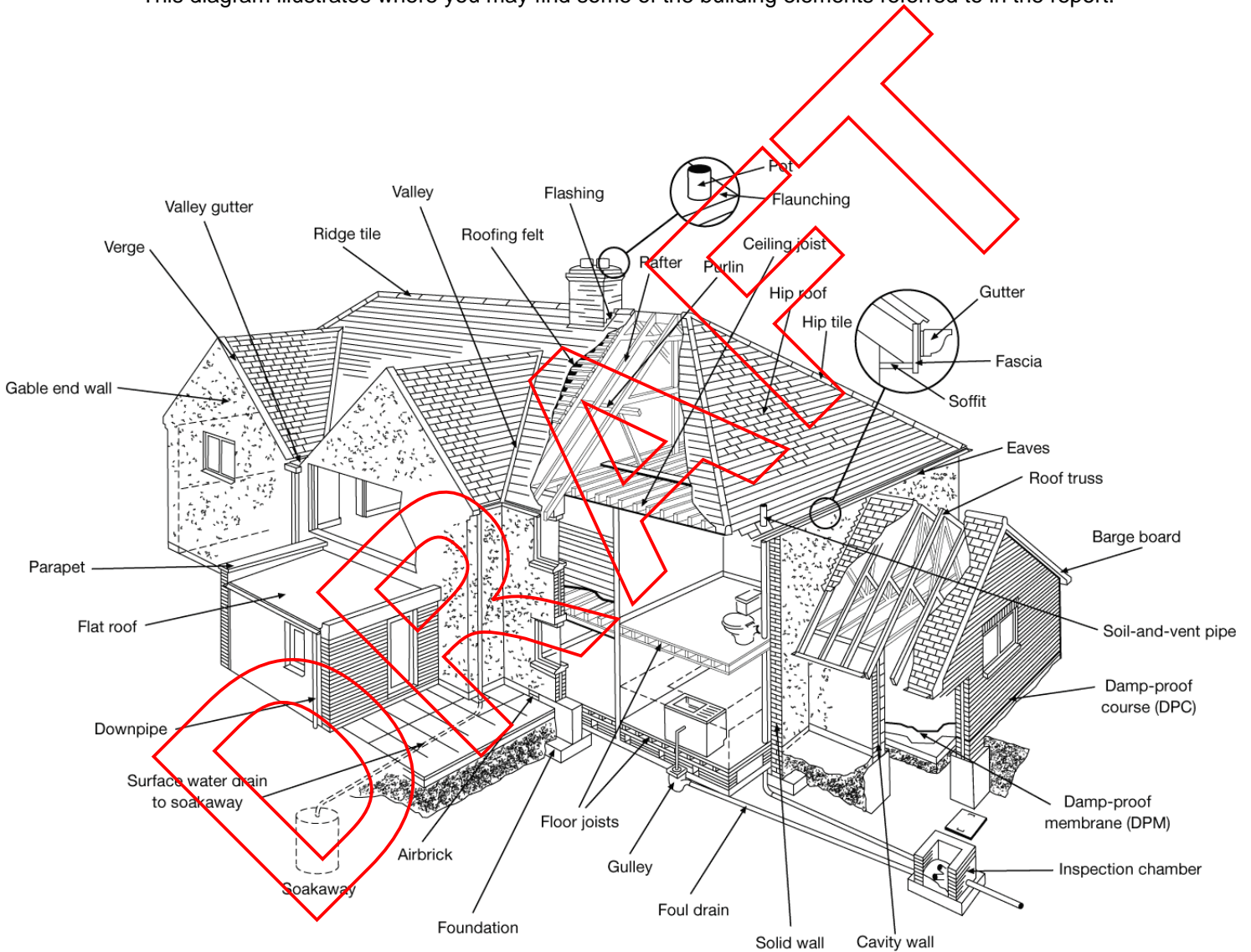
**M**

**Typical house diagram**

**DRAFT**

## 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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# Maintenance tips

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact an RICS qualified surveyor for further advice.

## Outside the property

You should check the condition of your property at least once a year and after unusual storms. Routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- **Chimney stacks:** Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.
- **Roof coverings:** Check these occasionally for slipped, broken, and missing tiles or slates, particularly after storms.  
Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.
- **Rainwater pipes and gutters:** Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- **Main walls:** Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
- **Windows and doors:** Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- **Conservatories and porches:** Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
- **Other woodwork and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

# Maintenance tips

## Inside the property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.

- **Roof structure:** When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- **Ceilings:** If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- **Walls and partitions:** Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- **Floors:** Be alert for signs of unevenness when you are moving furniture, particularly with timber floors.
- **Fireplaces, chimney breasts and flues:** You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- **Built-in fittings:** Check for broken fittings.

## Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices ones a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear there as necessary. Keep gullies free from debris.

## Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
- **Other:** Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.