LEVEL 2

Your survey report

Property address

Level 2 Sample Report

Client's name

XXX

Inspection date

XXX

Surveyor's RICS number

XXX

Certain photographs have been intentionally obscured to maintain confidentiality.

2

Contents

A

About the inspection and report

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

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

Any extra services we provide are not covered by these terms and conditions, and must be covered by a separate contract.

About the inspection

- We only carry out a visual inspection.
- 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 instructions to us (the firm), for a full list of exclusions.

A

About the inspection

Surveyor's name

XXX

Surveyor's RICS number

XXX

Company name

CJ Bloor Property Consultants Limited

Date of the inspection	**Report reference number**
XXX	XXX

Related party disclosure

I am not aware there is any conflict of interest as defined in the RICS Rules of Conduct.

Full address and postcode of the property

XXX

Weather conditions when the inspection took place

The weather at the time of our inspection was dry and overcast. Prior to the inspection the weather had been mostly settled for several days.

Status of the property when the inspection took place

When I inspected the property, it was occupied and furnished. The floors were covered throughout.

The vendor was present during the inspection and informed me that they have resided at the property for approximately XXX years (or thereabouts).

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.

B

Summary of condition ratings

Overall opinion of property

The property on the whole, is considered to be a reasonable purchase. We found no evidence of any significant defects or shortcomings and normal ongoing maintenance will be required to ensure that the property remains in satisfactory condition.

It is very important that you read this report as a whole. In the main body of the report, we will notify you of the actions that will be required prior to exchange of contracts. Where we have given elements a condition rating 2 or 3, we particularly refer you to the section at the end of the report entitled ‘what to do now’. You must make sure that you have all of the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase.

The condition ratings assigned throughout this report are based on what was visible at the time of inspection. Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from significant defect. If greater assurance is required on these matters, it will be necessary to expose these areas and investigate further. Unless these areas are checked before purchase you must accept the risk that additional defects and consequent repair costs will be discovered at a later date.

You should pass a copy of this report to your Legal Adviser with the request that, in addition to the necessary standard searches and enquiries, they check and confirm each of the items referred to within Section H.

Prior to purchase of the property, you should obtain quotes for full building insurance cover and ensure this commences on the date of exchanging contracts.

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'.

R 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
	No specific documents other than those highlighted within Section H were noted.	

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)
F1	Electricity	Requires safety check.
G3	Other	Bamboo growing in rear garden.

B

Summary of condition ratings

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	
D4	Main walls	
E1	Roof structure	
E6	Built-in fittings	
E8	Bathroom fittings	
E9	Other	
G1	Garage	

B 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)
D1	Chimney stacks	
D3	Rainwater pipes and gutters	
D5	Windows	
D6	Outside doors	
D8	Other joinery and finishes	
E2	Ceilings	
E3	Walls and partitions	
E4	Floors	
E5	Fireplaces, chimney breasts and flues	
E7	Woodwork	
F2	Gas/oil	
F3	Water	
F4	Heating	
F5	Water heating	
F6	Drainage	

B

Summary of condition ratings

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
D7	Conservatory and porches
D9	Other
F7	Common services
G2	Permanent outbuildings and other structures

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C About the property

Type of property

This is a traditionally constructed two storey detached house with four bedrooms.

The front of the building faces approximately east. Any references to the left or right of the property are given as if viewing the building from the front.

Approximate year the property was built

It is believed the property was built circa 1997. The title deeds may give a more accurate indication of the age of the property.

Approximate year the property was extended

The property has been extended in the following areas: -

- Rear extension and alteration to internal wall – circa 2021.

Your Legal Adviser should confirm this in enquiries.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

Not applicable.

Construction

The property is of traditional masonry.

Given the age of the property there may be some asbestos based materials present. In most instances, this would not normally represent a significant risk unless disturbed or damaged. When undertaking work in the future there is a risk that asbestos may be discovered, and this will be a continuing risk. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist. You can obtain further information from the Health & Safety Executive asbestos site http://www.hse.gov.uk/asbestos/index.htm

C 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			2
First		4	2					
Second								
Third								
Other								
Roof space								

Other (Ground): Dining room, Garden room

C

Energy efficiency

We are advised that the property's current energy performance, as recorded in the EPC, is as stated below.

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Energy efficiency rating

65 D

Valid until 01 April 2034

Issues relating to the energy efficiency rating

The property attributes stated within the Energy Performance Certificate (EPC) are generally consistent with the findings of my inspection. Improvements to the EPC rating can be made through a variety of options and I refer you to the advice provided within the EPC.

Mains services

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

☒ Gas ☒ Electric ☒ Water ☒ Drainage

Central heating

☒ Gas ☐ Electric ☐ Solid Fuel ☐ Oil ☐ None

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

There were no other services or energy sources apparent.

Other energy matters

I found no issues relating to other energy matters.

C

Location and Facilities

Grounds

The site is predominantly level and of an irregular shape.

Access to the property is by roads and footpaths which are made up and are assumed to be adopted by the local authority. Your legal adviser should confirm this.

The property has a private enclosed garden to the rear.

There is a part-integral garage with the property.

There are no permanent outbuildings with the property.

Parking is available on the driveway, with further parking available on the roadside.

Location

The property is located in an established residential area.

Facilities

Normal amenities and facilities are available in the vicinity. Public transport is also available in the vicinity and there are schools within a reasonable travelling distance.

It would be prudent to familiarise yourself with the locality and facilities, prior to purchase of the property, to ensure you are aware of what is available within your local area.

Local environment

The property is located in the Cheshire Brine Subsidence District (CBSD). A copy of the brine report should be obtained to confirm the extent of any potential risk.

According to the ukradon.org website, the maximum radon potential is less than 1%. Your Legal Adviser should check whether the land has been tested at some time in the past and obtain the results, and whether the property has been built with a radon barrier. Further advice can be obtained from https://www.ukradon.org/information/

There is a landfill site close to the property. You should commission an environmental report to obtain information on the use of the site and what effect this may have on your enjoyment of the property.

The vendor has advised that the property is located on a former concrete works site. It is advisable to commission an environmental report to assess any potential contamination or residual industrial impact from the previous use.

There are no other adverse environmental factors connected with the location of the property, as far as we are aware, without having made or seen any environmental search reports. We strongly recommend you commission an independent Environmental Search prior to purchase.

We are not aware of any adverse town planning, statutory or other environmental matters which may impact on the property and such details should be revealed during the process of usual conveyancing searches.

D

Outside the property

D

Outside the property

Limitations on the inspection

My inspection of the chimney stack was limited as a suitable vantage point could not be gained to view the front face / flashings from ground level.

The flaunching at the top of the chimney stack could not be fully seen from ground level.

An inspection of the underside of the main roof covering was restricted due to the presence of an underlay.

An inspection of the underside of the lean-to roof covering and extension roof covering was restricted due to the presence of ceiling finishes.

Due to limited vantage points, I could not inspect the underlay at eaves level to the main roof to see whether it is lapped into the gutters.

As it was not raining whilst I inspected the property, I am unable to confirm that the roof, gutters, downpipes and weather proofing details are weather-tight.

My inspection of the right-hand side elevation was restricted due to the presence of stored items and a timber shed.

My inspection of the joinery was limited due to its height, and the positioning of the guttering.

I have not exposed the foundations of the property. Without exposing all the foundations to the property, you must accept the risk of unseen defects.

D1 Chimney stacks

① ② ③ NI

①

The property has one chimney stack built in brick masonry. The stack has lead flashings to the base which provide a weatherproof joint with the roof covering.

The chimney stack is in reasonable condition bearing in mind the age of the property. No signs of any significant bulging, lean or outward movement was noted. No signs of leakage or excessive weathering was noted. The flashings appear to be adequately dressed to the roof covering and pointed into the masonry.

Condition Rating 1. Normal maintenance required.

Over time deterioration to the chimney stack will occur because the various parts, including the flaunching’s and flashings are very exposed. Chimney stacks should be regularly inspected and maintained in good condition. When carrying out remedial works, any hidden parts should be checked to ensure no additional disrepair has occurred.

Flaunching (cement that secures the chimney pots to the top of the chimney stack) could not be fully seen from ground level. The flaunching should be periodically inspected to ensure chimney pots are adequately secured and that cracks have not formed which could lead to water ingress.

A TV aerial is attached to the stack although I cannot confirm whether the fixings are adequate for their purpose and regular inspections during routine maintenance should be undertaken.

Outside the property

Chimney stack

D2 Roof coverings

2

The **main roof** is pitched and covered with interlocking concrete tiles. The top of the roof is covered with ridge tiles. There are valley gutters between the pitched roof intersections. The roof is lined with a sarking felt underlay.

The **lean-to roof** at the front of the property is pitched and covered with interlocking concrete tiles. There are valley gutters between the pitched roof intersections. There are lead flashings to the roof and main wall abutments. There is no access to the roof void; however, a sarking felt underlay was visible at eaves level.

The **rear extension** roof is pitched and covered with artificial slates. The top of the roof is covered in ridge tiles. There are lead flashings to the roof and main wall abutments. There are two roof lights on either slope. The presence of ceiling finishes prevented direct inspection of the underside of the roof covering. However, based on the visible condition, and age of the roof covering, it is assumed that a modern breathable underlay has been installed.

- There is moss growth on the main roof covering. If loosened by heavy rain, moss can roll into the guttering and cause blockages. It should be carefully removed to reduce this risk.
- Some of the mortar pointing to the roof verges is cracked and starting to loosen. Re-pointing is required to reduce further deterioration and water ingress.
- Vegetation was observed growing between the ridge tiles. The vegetation should be removed, and the joints repointed to prevent moisture ingress and potential damage to the roof structure.
- Open mortar joints were noted around the flashings, most notably to the front elevation. These joints should be repointed to ensure a proper seal and prevent water penetration.
- The valley gutters are partially blocked with debris. These should be cleared to prevent blockages and water ingress.

Condition Rating 2.

In other respects the roof coverings are in satisfactory condition. The underlay, where visible appears to be complete with no signs of any significant tears, damage or other defect noted. You should check the roof coverings on a regular basis and they should be maintained in good condition. Small items of disrepair if left unattended can lead to costly problems.

Valley gutters are vulnerable locations for damp penetration. Some of the timbers beneath the valley gutters were noted to be discoloured when viewed from the roof space but no signs of active water ingress was noted. As part of your future maintenance of the property, regular inspection should be undertaken in order to ensure their condition remains satisfactory.

The roof underlay to the main roof could not be seen at eaves level and I cannot confirm its condition or whether it properly laps into the guttering. Felt deteriorates when exposed to sunlight. This increases the risk of water ingress at eaves level. I found no evidence of any damp related problems as a result, but if defects are found on closer inspection or begin to appear in the future it will be necessary to strip back the roof covering from the edge to allow the felt to be repaired or replaced.

Cracked verge pointing

Partially blocked valley gutters

Open mortar joints

D

Outside the property

D3 Rainwater pipes and gutters

The rainwater goods are in plastic sections. Some of the downpipes extend directly into the ground instead of discharging into a gulley. They are assumed to be connected to a suitable discharge point such as a drain or soakaway, but this cannot be verified without further investigations. The rainwater goods appear to be adequately aligned with no signs of any significant twisting or distortion noted. A suitable number of support brackets appear to have been provided at regular intervals. **Condition Rating 1. Normal maintenance required.** As it was not raining at the time of my inspection I am unable to be certain that all of the joints are free from leakage. I recommend the fittings are inspected during wet weather to enable any leakage to be identified and rectified.  Downpipe pass below ground and are assumed to connect to a suitable discharge point such as a drain or soakaway	1

D Outside the property

D4 Main walls

2

The walls appear to be of cavity brick construction, with the gable sections featuring decorative plastic cladding designed to resemble traditional timber in a mock Tudor style.

With cavity wall construction most of the load is carried by the internal leaf of the brickwork or blockwork. The external leaf provides stability to the load bearing inner leaf by increasing its overall thickness and also provides weatherproofing.

The walls have been built with a plastic damp proof course. The damp proof course appears to be properly positioned above external ground levels.

Considering the age of the property, it is assumed that the walls are insulated in accordance with the building regulations that were in effect at the time of construction.

****

Wall Finishes

- Efflorescence is visible on the right-hand side wall surface, identified by white staining. This is caused by the accumulation of naturally occurring salts in the bricks, resulting from moisture within the brickwork. In this instance, it appears to be due to condensation and water run-off from the extractor vent above. The efflorescence does not cause any significant damage to the brickwork, and these deposits will gradually dissipate over time. If immediate removal is desired, dry brushing can be employed, taking care not to scour or damage the brickwork surface.
- Some of the weep holes were noted to be blocked. These should be cleared to allow proper drainage and prevent potential damp issues in the surrounding masonry.
- A gap was noted in the brickwork mortar joint on the left-hand side elevation. The mortar should be repointed to prevent water ingress

Condition Rating 2.

With exception of the repairs highlighted above the wall finishes are generally satisfactory allowing for the normal weathering to be expected bearing in mind their age.

There is an area of brickwork above the rear extension appears to have been re-pointed. It is likely that this work was carried out at the time the extension was added, possibly due to disturbance to the original brickwork during construction.

****

Dampness

Where accessible the property appears free from any damp having affected the external walls. There is no evidence of any rising damp or excessive levels of cold bridging.

Condition Rating 1. Normal maintenance required.

****

Movement

The property appears free from any significant structural movement to the external walls.

Condition Rating 1. Normal maintenance required.

D

Outside the property

A hairline crack was observed along the mortar joint above the downstairs WC window. Currently, this is not considered significant; however, future repairs cannot be ruled out. These repairs may involve the installation of stainless steel reinforcing bars in the mortar joints above the opening. For the time being, it is recommended to monitor the situation. However, please be aware that remedial works may be required during your future occupation of the property.

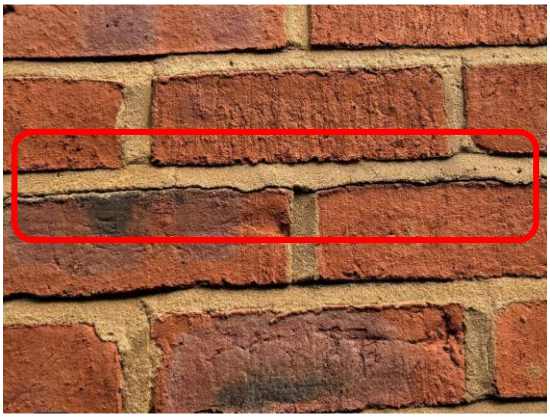
It is important to recognise that buildings undergo movement and distortion over their lifetime. This is because the weight of a building is not evenly distributed through all parts of the walls or structure. Some parts are more heavily loaded than others and this compresses them over years or decades, often resulting in parts of a building being out of square. This can often be most noticeable at door openings. This is perfectly normal and provided that the amount of movement is within acceptable structural limits then no remedial action is required other than for cosmetic reasons.

The property is located in a former brine extraction area. I saw no evidence to suggest that there is movement as a result of this activity but it could occur in the future. Your Legal Adviser should carry out further enquiries.

Plastic Damp Proof Course (DPC)

Efflorescence in the form of white staining

Hairline crack in the mortar joint where the lintel is positioned



Close-up of hairline crack

D Outside the property

Gap in mortar joint

Blocked weep hole

D5 Windows

1

The window frames are of plastic construction and contain double-glazed units.

The vendor has informed me that the windows were installed in 2007.

The windows display slight signs of wear and weathering, which are consistent with their age. Upon inspection, the windows were found to be generally serviceable. However, evidence of wear is apparent on some of the window furniture due to regular use. It was also noted that certain windows did not open smoothly, and this condition was observed in other windows upon further examination. It should be noted that ongoing maintenance and eventual replacement will be required during your future occupation of the property.

Condition Rating 1. Normal maintenance required.

There are some small cracks in the sealant between the window frames and the surrounding masonry, but I noted no damp internally as a result. In time the sealants will need to be replaced as part of normal maintenance to reduce the risk of water ingress and damp.

The window in the lounge opens into the extension. While this is not a defect, it is something you may wish to be aware of.

There were no signs of condensation between double glazed panes at the time of inspection. It should be noted, however, that double glazing can be prone to this problem, which is caused by a failure of the seals at the edges of the panes of glass. Over a period of time the seals can deteriorate, causing unsightly condensation / misting between the panes. When this happens there is no remedy other than to replace the defective double-glazed panes. You should budget for periodic replacements.

It is essential that the seals between the window frames and the walls are regularly checked and kept in good condition to reduce the risk of water ingress and damp.

Since April 2002 replacement windows should either have Building Regulation approval or have been installed by a contractor registered with an accredited Competent Persons Scheme such as Assure, FENSA and CERTASS. You should ask your Legal Adviser to check this for you.

Your Legal Adviser should also check whether there is a transferable guarantee for the windows.

The windows are fitted with window locks and you should ensure that all keys for these locks are passed to you on completion of the sale.

Double glazed windows

Windows checked for operation

Small gaps in sealant

Window in lounge opens into extension

D6 Outside doors (including patio doors)

1

The outside doors are of plastic construction and contain double-glazed units.

The doors are slightly worn and weathered but are in satisfactory condition for their age. The doors were checked for operation and were found to be generally in a serviceable condition although some wear and tear is evidence to the door furniture from use. It should be noted that on-going maintenance and eventual replacement will be required during your future occupation of the property.

Condition Rating 1. Normal maintenance required.

There are some small cracks in the sealant / mortar pointing between the door frames and the surrounding masonry but I noted no damp internally as a result. In time the sealants / pointing will need to be replaced as part of normal maintenance to reduce the risk of water ingress and damp. Normal maintenance will be required.

Please refer to Section D4 (Windows) for information regarding sealant, FENSA certification, and transferable guarantees. For security reasons, it is also recommended that you change the locks on the doors prior to taking occupation.

D

Outside the property

Front door

Small gaps in sealant

D7 Conservatory and porches

There is no conservatory or attached porch with this property.

NI

D8 Other joinery and finishes

The external joinery to the property comprises self-finished plastic soffit boards, fascia boards and barge boards.

The joinery appeared satisfactory within the limitations of the inspection and allowing for normal weathering.

Condition Rating 1. Normal maintenance required.

The plastic joinery sections may well have been installed over the top of the original joinery items. There is therefore a risk of hidden timber decay behind the plastic joinery items. This can only be determined by removing plastic sections which is beyond the scope of this survey. There is also a small risk of original asbestos cement soffit boards being present behind the plastic sections.

Plastic soffit boards, fascia boards and barge boards

1

D

Outside the property

D9 Other

There are no other items that require comment.	**NI**

E

Inside the property

E

Inside the property

Limitations on the inspection

The presence of insulation, loft boards, the water storage tank and stored items limited my inspection of the main roof space.

My inspection of the lean-to and extension roof spaces and structures was prevented due to the presence of ceiling finishes.

My inspection was generally restricted by the fitted fixtures, furnishings and household items in the rooms and cupboards throughout the property. Furniture and household items were not moved with accessible and visible areas only having been inspected. Unless these areas are checked before purchase you must accept the risk that additional defects and consequent repair costs will be discovered at a later date.

Some of the walls were partly hidden by decorative coverings which restricted my inspection. These also restricted my checks for damp.

The fitted floor coverings restricted my inspection of the floor structures and staircase including checks for damp. The floor coverings have not been lifted. Accordingly we are unable to warrant that this area is free from defect.

E1 Roof structure

① ② ③ **NI**

②

As previously mentioned in the ‘Limitations on the inspection’, due to the presence of ceiling finishes, I was unable to inspect the roof structures to the lean-to and rear extension.

I have inspected the roof structure and roof void to the main roof via the ceiling hatch on the landing.

The roof is constructed with pre-fabricated / gang nailed timber trusses which span between the walls. Bracing between individual trusses appears to be adequate with no movement noted. No cutting out of these timbers should be contemplated without first seeking advice from a Chartered Structural Engineer or a Building Surveyor.

Ventilation to the main roof space is provided via soffit vents.

The main roof space has fibreglass insulation fitted between and over the ceiling joists in areas of approximately 150mm thickness.

My comments on the valley gutters can be found in Section D2.

- The insulation levels in the main roof are below current standards, with gaps that may result in cold bridging and reduced thermal efficiency. It is recommended to improve the insulation. Care must be taken during the upgrade to avoid obstructing ventilation or covering electrical cables within the roof space.

Condition Rating 2.

Elsewhere, where accessible and visible the roof structure is in reasonable order. No significant distortion was noted to the timbers and the space appears to be adequately ventilated.

Please note, the roof structure is not designed to accommodate large amounts of stored items. At the very most, storage should be restricted to light household items.

E Inside the property

Roof void – main roof

Roof void – main roof

Soffit vents

Insulation laid to approximately 150mm thickness but gaps are present

E2 Ceilings

1

The ceilings are of modern plasterboard construction with plaster skim finishes. These have been painted.

The ceilings are generally in a satisfactory condition allowing for normal wear and tear. Plaster finishes are also in satisfactory order and no repair is currently needed.

Condition Rating 1. Normal maintenance required.

Whilst there was no staining or dampness recorded to the ceilings on the day of inspection, this does not preclude that its presence may be hidden behind ceiling finishes or recent decorations.

The ceilings throughout the property are generally decorated to a satisfactory standard. You may wish to renew the decorations, however, to comply with personal taste as part of your normal future maintenance and improvements to the property.

Modern plasterboard ceilings with plaster skim finishes

E3 Walls and partitions

①

The internal walls and partitions are mainly of studwork partitioning. The walls have plasterboard / skim finishes. The internal walls have a combination of painted, papered and ceramic tiling finishes.

The walls are in satisfactory condition. Plaster finishes are also in satisfactory order and no repair is currently needed.

Condition Rating 1. Normal maintenance required.

There was no staining or dampness recorded to the internal walls on the day of inspection. However this does not preclude that its presence may be hidden behind furniture or recent decorations. Condensation levels noted were within normal limits expected for a property of this type and age.

Some walls have heavy paper finishes. These are notoriously difficult to remove without causing damage to the plaster beneath and were often used to mask defects. If you intend to remove these finishes when redecorating you should budget for some plaster repairs and / or replacement.

The walls throughout the property are generally decorated to a satisfactory standard. You may wish to renew the decorations, however, to comply with personal taste as part of your normal future maintenance and improvements to the property.

The internal walls and partitions are mainly of studwork partitioning

Inside the property

E4 Floors

The ground floor is mainly of solid concrete construction. The floor to the extension appears to be of suspended concrete construction with a ventilated sub-floor void comprising wall vents to the base of the outside walls. There are a range of floor finishes throughout the property including carpet, laminate and tiles. The floors are in satisfactory condition, although some areas creak when walked over. This is a common issue for floors of this type and is not of structural significance. While you may find this unsatisfactory and wish to undertake repairs to reduce the creaking, complete elimination of the issue may prove challenging. **Condition Rating 1. Normal maintenance required.** The tiles which have been laid on the timber floor at first floor level may crack when the floor naturally flexes. You should allow for future repairs and replacement of the floor tiles as part of your future maintenance.  Floors are of solid concrete construction	1

E5 Fireplaces, chimney breasts and flues

The property has one chimney breast containing a flue which connects to the chimney stack. The fireplace consists of a timber surround with a gas fire inset. My comments on the gas fire can be found in Section F4. Where visible the chimney breast and fireplace is in satisfactory condition. **Condition Rating 1. Normal maintenance required.** The internal condition and serviceability of any flue cannot be determined from a visual inspection. For this reason they should be cleaned and smoke tested before use.	1

Inside the property

Chimney breast in lounge with a gas fire inset

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

2

There are a range of built-in storage cupboards and worktops in the kitchen. The cooker hood discharges externally through the side wall. Elsewhere there are built-in fittings in the bedrooms. The vendor has informed me that the kitchen was fitted in 2013.

- The seals to the worktops are loose. This could allow water to seep past and cause damage to adjacent surfaces and should be replaced.

Condition Rating 2.

Elsewhere, the fittings are in satisfactory condition allowing for normal wear and tear from use.

I have not carried out any testing on the built-in appliances. You should have these checked by a specialist if they are important to your purchase. In addition 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.

Kitchen

Wear and tear to fittings

Extractor for cooker hood

Loose seals

E7 Woodwork (for example staircase joinery)

The internal joinery items include the doors, door surrounds, skirting boards and window boards together with the staircase.

The joinery items are in a satisfactory condition, given the age and type of property. Some doors may catch on the floor coverings; however, these issues do not constitute defects. They simply require minor adjustments, which are considered a part of routine maintenance.

Similarly, the decorations on the joinery items are satisfactory, though marked in places from wear and tear. Redecoration will be necessary in due course, but this is considered part of routine maintenance.

Condition Rating 1. Normal maintenance required.

You should also bear in mind that additional blemishes and defects may become apparent only when the property is emptied and that this can sometimes create a disappointing first impression when taking first occupation.

①

E8 Bathroom fittings

There are a range of sanitary fittings in the property. The extract fans appear to discharge through the external walls via the main roof space. The vendor informed me that the shower room was fitted in 2013.

- The taps in the downstairs WC were found to be loose, with one detaching during testing. The taps should be securely refixed or replaced to prevent further damage and ensure proper functionality.
- The grout between the tiles is starting to deteriorate. The affected areas should be regrouted to prevent water ingress and potential damage to the underlying surfaces.

The hot tap in the bathroom turns in the wrong direction for operation. While this is not a defect as such, it is something you should be aware of.

The main bathroom is fitted with a shower but lacks a bath. Again, this is not a defect but something you may wish to be aware of.

②

E Inside the property

Condition Rating 2.

In other respects the fittings are in satisfactory condition but there is evidence of normal wear and tear from use. It is important that the seals around the fittings are not allowed to deteriorate as this could allow leakage that might result in damage. You should check the integrity of the seals at regular intervals and have them renewed at the first sign of deterioration.

Main shower room

En-suite shower room off bedroom one

Taps in downstairs WC were found to be loose

Grout is deteriorating

E Inside the property

E9 Other

Fire / Means of escape

2

The principal escape route from the property is via the front door.

The principal escape route from the first floor is via the stairs.

An additional escape route is provided by the kitchen / extension doors.

The main staircase discharges directly to the principal exit door which is the most efficient route for emergency egress in the event of a fire.

The provision of emergency egress from the first floor windows is satisfactory.

The property has smoke detection installed in the hallway and landing.

Whilst fire precautions for the property appear satisfactory, further improvements could however be made as follows:-

- There is no heat detection in the kitchen, where fire is at greater risk of starting. This is needed to provide early warning of fire threatening the escape route.
- The smoke detection devices appear to be dated. You should have them inspected / updated prior to occupation.
- The position of the rear extension roof lights may hinder safe egress from the rear bedrooms in the event of a fire.

Condition Rating 2.

These matters are a risk to the occupants and a safety hazard. You should obtain advice from a fire officer or an appropriately qualified specialist on all necessary improvements and precautions that can be undertaken to mitigate risks.

F

Services

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

F

Services

Limitations on the inspection

Services have not been tested, but where appropriate, specific advice has been made as to the advisability of having the services inspected by a specialist contractor. For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported.

There has been limited recent safety inspections of the service installations. Where no further obvious defects have been identified these elements have been Condition 3 rated as a result. In the first instance you should enquire with the selling agents to see if they can arrange for these to be inspected prior to exchange of contracts. If they are not willing to do this then this should be arranged by yourself to ensure they are safe to use and that there are no hidden defects that may cause further expense in the future.

The water supply pipework was not accessible and could not be inspected.

The soil and vent pipes are mostly contained within a duct and could not be inspected.

The covers to the inspection chambers to the underground drainage are screwed shut. My inspection of the underground drainage system was therefore restricted to the accessible gullies only.

No comment can be made as to the condition of any services which are not visible. It should be appreciated that some service pipes and cables are covered and any access panels cannot be opened without disturbing decorations, therefore a full inspection was not possible. In addition some pipes and cables are provided below flooring, making inspection impracticable. In such circumstances the identification of leakages, if any, may not be possible.

F1 Electricity

❶ ❷ ❸ 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.*

The property is connected to the mains supply. The meter is located in the outside meter box to the right hand side of the property. The consumer unit is located in the garage. The consumer unit contains modern circuit breakers and RCCB protection.

The consumer appears to be satisfactory and contains modern safety devices. Elsewhere I saw no areas of safety concern, however there is no evidence of a recent test certificate being available.

Your Legal Adviser should establish whether the installation has been inspected / tested. If no documentation is provided then you should instruct a competent electrician http://electricalcompetentperson.co.uk/ (registered with a certification scheme such as NAPIT, NICEIC etc) to inspect / test the installation for safety and carry out any necessary works.

Condition Rating 3.

It should be noted that the light in the dining room flickered when tested. This should be checked as part of the assessment. The garage should also be included in the assessment.

❸

F Services


Electric meter


Consumer unit

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.*

Gas is supplied from the mains. The meter and stop valve are situated in the outside meter box to the right hand side of the property. There is a gas appliance in the kitchen.

1

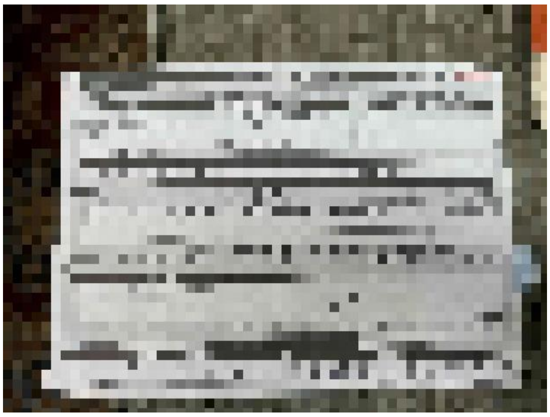
The installation appears to be satisfactory and I have had sight of a current test certificate.

Your Legal Adviser should obtain and verify this documentation for you prior to completion of purchase. Your Legal Adviser should also check whether there is a transferable guarantee for the alterations.

You should also ensure that the gas appliances are serviced annually.

Condition Rating 1. Normal maintenance required.


Gas meter and stop valve


Safety certificate dated 10/04/2024

F

Services

F3 Water

The property has a mains water supply connected. The external stop tap is located in the pavement to the front of the property. The internal stop tap and water meter is situated in the kitchen.

The supply pipework was not accessible, however due to the age of the property it is believed to be of plastic material. Your legal adviser should confirm this with United Utilities prior to the exchange of contracts.

The cold water installation appeared satisfactory with no serious defect. Most of the internal distribution pipework is concealed within the structure or behind fittings and whilst there were no obvious signs of significant leaks, however the possibility of concealed defects still exists.

Condition Rating 1. Normal maintenance required.

①

External stop tap – pavement to front of property

Water meter - kitchen

Internal stop tap - kitchen

F Services

F4 Heating

①

The property has a gas fired heating system with a wall mounted regular boiler located in the garage. This heats the property via radiators. The central heating is supplemented by a gas fire in the lounge.

The boiler appears to be operational. Elsewhere I saw no areas of safety concern and I have had sight of a current test certificate.

Your Legal Adviser should obtain and verify this documentation for you prior to completion of purchase.

You should also ensure that the boiler is serviced annually by a manufacturer approved engineer to ensure any guarantee remains valid and that the installation is safe to use.

Condition Rating 1. Normal maintenance required.

It should be noted that, although a test of the boiler system is available, the system is outdated and will require replacement during your future occupation of the property. This is likely to include the replacement of radiators. It may also be advisable to consider upgrading to a combination boiler at this time, which would allow for the removal of the water storage tanks. It is advisable to obtain quotations for these works prior to the purchase in order to budget appropriately.


Boiler in garage is dated


Gas fire in lounge

F5 Water heating

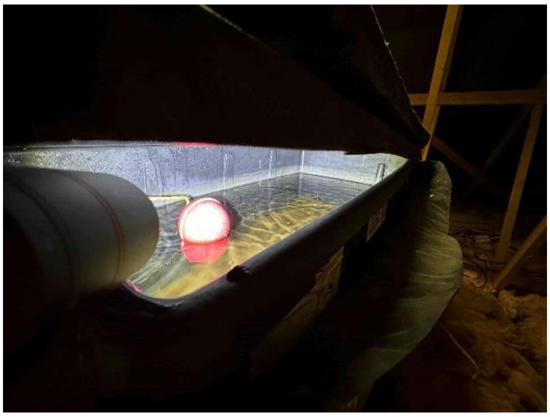
①

Hot water is supplied from the main heating boiler and is stored in a cylinder located in the landing. An electric immersion heater is also installed. There is a plastic water storage tank located above within the roof space which feeds the cylinder. The boiler is included in Section F4 and our comments below are restricted to the remaining pipework.

Where visible the hot water installation appeared satisfactory with no serious defect or obvious leakage.

Condition Rating 1. Normal maintenance required.

As part of the advice provided within Section **F4 Heating** you may wish to replace the boiler with a combination type. Should this be the case the cylinder and water tanks will be redundant and should be removed to provide additional storage space.



Plastic water storage tank in roof space

Hot water cylinder

F6 Drainage

①

I believe the property is connected to the public sewer. The above ground waste pipes and soil pipes where visible are of plastic piping.

Given the age of the property it is likely to have two drainage systems serving the property, one for foul water and the other for rainwater. This should be confirmed by your Legal Adviser.

Where visible the above ground drainage appeared clear, free flowing and functional without evidence of significant defect.

Condition Rating 1

It must be remembered that the majority of the system is hidden, and it is not possible to confirm its condition. All drainage should be inspected and cleaned through periodically.

We recommend that you confirm the routes of underground drainage including surface and foul water through your Legal Adviser, as this may impact on future works to the property. The underground drainage may pass under the extension. If this is the case it may have required a 'Build Over Agreement' and your Legal Advisers should make appropriate enquiries.

F7 Common services

No apparent common services were noted.

NI

G

Grounds

(including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

I could not fully inspect the interior of the garage due to the presence of stored items.

My inspection of the boundaries and grounds was limited by the vegetation growth present, two timber sheds, stored items and a parked vehicle.

There is foliage within the plot which can conceal invasive plant species. We take no responsibility for any noxious weeds or knotweed, including Japanese Knotweed or Ragwort, which may exist within the site, and if this is a concern, you should arrange for your own inspection to be carried out in this regard.

G1 Garage

① ② ③ NI

②

As the garage is an integral part of the property, the condition of its roof and walls are covered in the main sections of the report.

There is a part-integral garage with the property. This has masonry walls and a pitched roof. There are lead flashings between the roof covering and main wall abutment. The main door is of metal construction being of up-and-over design.

I was unable to confirm whether fire retardant material is present between the garage and first floor accommodation above.

- Weathered decorations were noted on the garage door. These should be repainted to prevent further deterioration.

Condition Rating 2.

In other respects the garage is in satisfactory condition but there is evidence of normal weathering. You should ensure that the electrics are included as part of any future inspection of the electrical installation. Please refer to my comments in Section F1 in this regard.

Garage

Inside garage

G

Grounds (including shared areas for flats)

G2 Permanent outbuildings and other structures

The property has no outbuildings other than two timber sheds but comments on structures of this type are outside the scope of this survey.

NI

G3 Other

③

The site boundaries are mainly defined by a combination of timber fencing and masonry walls. Boundary maintenance liability should be established from the title deeds, with any discrepancies investigated further to assist in reducing the possibility of boundary disputes with adjoining owners.

There is a timber gate to the left hand side of the property which provides / restricts access to the rear garden. The paths and drive are paved.

- Bamboo was observed at the rear of the property. As an invasive species, bamboo can spread rapidly and aggressively, outcompeting native vegetation and potentially causing damage to structures and landscaping. It is recommended to engage a reputable garden landscaper or arboriculturist to provide advice on its management and/or potential removal.

Condition Rating 3.

- The fence at the rear was observed to be leaning. It should be realigned and secured to prevent collapse or further damage.
- Gaps were observed between the paving slabs. The joints should be filled with appropriate material to prevent further movement and reduce the risk of tripping hazards.

Condition Rating 2.

In other respects the external areas appeared satisfactory within the limitations of the inspection and allowing for normal weathering.

There is a water butt at the side of the property which is attached to the neighbouring property. Your legal adviser should make enquiries regarding ownership and any potential boundary implications.

No evidence of Japanese Knotweed, or other invasive species, was visible during the inspection, yet this does not preclude its presence, as it can lie dormant or may have been cut back. Your legal adviser should check to see if the current owner has encountered any issues with Japanese Knotweed in the past.

G

Grounds (including shared areas for flats)

Bamboo

Leaning fence

Water butt at the side of the property connected to the neighbouring property

Stored items and shed restricted my inspection

Gaps between paving slaps

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.

H Issues for your legal advisers

H1 Regulation

You should ask your Legal Advisers to make further enquiries to confirm whether the items listed below have been granted statutory approval and that completion certificates are available, and where appropriate, the work has been carried out by a contractor under an authorised Competent Person Scheme:-

- The works to the extension, including the alterations to internal wall and electrics.
- The replacement windows and doors.

If documents requested are not available then there is no means of redress if the works are non-compliant, inadequate, need remedial work, or develop latent defects. You may carry the risk as well as possible problems at the time of your future sale.

H2 Guarantees

Your legal adviser should ask if guarantees exist for the following features:-

- The works to the extension, including the alterations to internal wall and electrics.
- The replacement windows and doors.
- Replacement kitchen.
- Replacement shower room.

H3 Other matters

I am informed that the property is Freehold. You should ask your Legal Adviser to confirm this.

You should also ask your Legal Adviser to check and provide appropriate advice on the following items:-

- Obtain a Cheshire brine report on the property to establish whether the property is likely to be affected by brine pumping.
- Whether the property has been built to protect against Radon gas.
- There is a landfill site close to the property. You should commission an environmental report to obtain information on the use of the site and what effect this may have on your enjoyment of the property.
- The vendor has advised that the property is located on a former concrete works site. It is advisable to commission an environmental report to assess any potential contamination or residual industrial impact from the previous use.
- The position of the boundaries and which are owned and maintained by the subject property.
- Any service / inspection documents for the electrics, gas and heating installations.
- Make enquiries with United Utilities and confirm if the supply pipework is plastic.
- The legal ownership, repair & maintenance responsibilities in relation to the drainage system.
- Whether the access road is adopted by the Local Highway Authority.
- Enquire whether the current owner has experienced any issues with Japanese Knotweed, or other

H

Issues for your legal advisers

invasive species.

- Enquiries should be made regarding the positioning of the water butt which is attached to the neighbouring property.

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.

I

Risks

I1 Risks to the building

C - Local environment: Brine extraction, Proximity of landfill site, Past concrete works

I2 Risks to the grounds

C - Local environment: Brine extraction, Proximity of landfill site, Past concrete works

I3 Risks to people

E9 - Other: Inadequate fire detection

F1 - Electricity: Requires safety check

I4 Other risks or hazards

The proximity of a landfill site.

Vendor informed me that the site is built on a past-concrete works site.

J

Surveyor’s declaration

J

Surveyor's declaration

Surveyor's RICS number
XXX

Phone number
0333 577 9556

Company
CJ Bloor Property Consultants Limited

Surveyor's Address
91 Princess Street, Manchester, M1 4HT

Qualifications
XXX

Email
manchester@cjbloor.co.uk

Website
www.cjbloor.co.uk

Property address
XXX

Client's name
XXX

Date this report was produced
XXX

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

Signature
XXX

K

What to do now

K

Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

L

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

L

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.

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

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

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

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

Services to the property

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

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

Outside the property

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

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

Flats

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

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

Dangerous materials, contamination and environmental issues

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

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

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

L

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

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 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:

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

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

Energy

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

L

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

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.

L

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 our fee and any other charges agreed in writing.

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

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

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

This report is for use in the UK

Complaints handling procedure

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

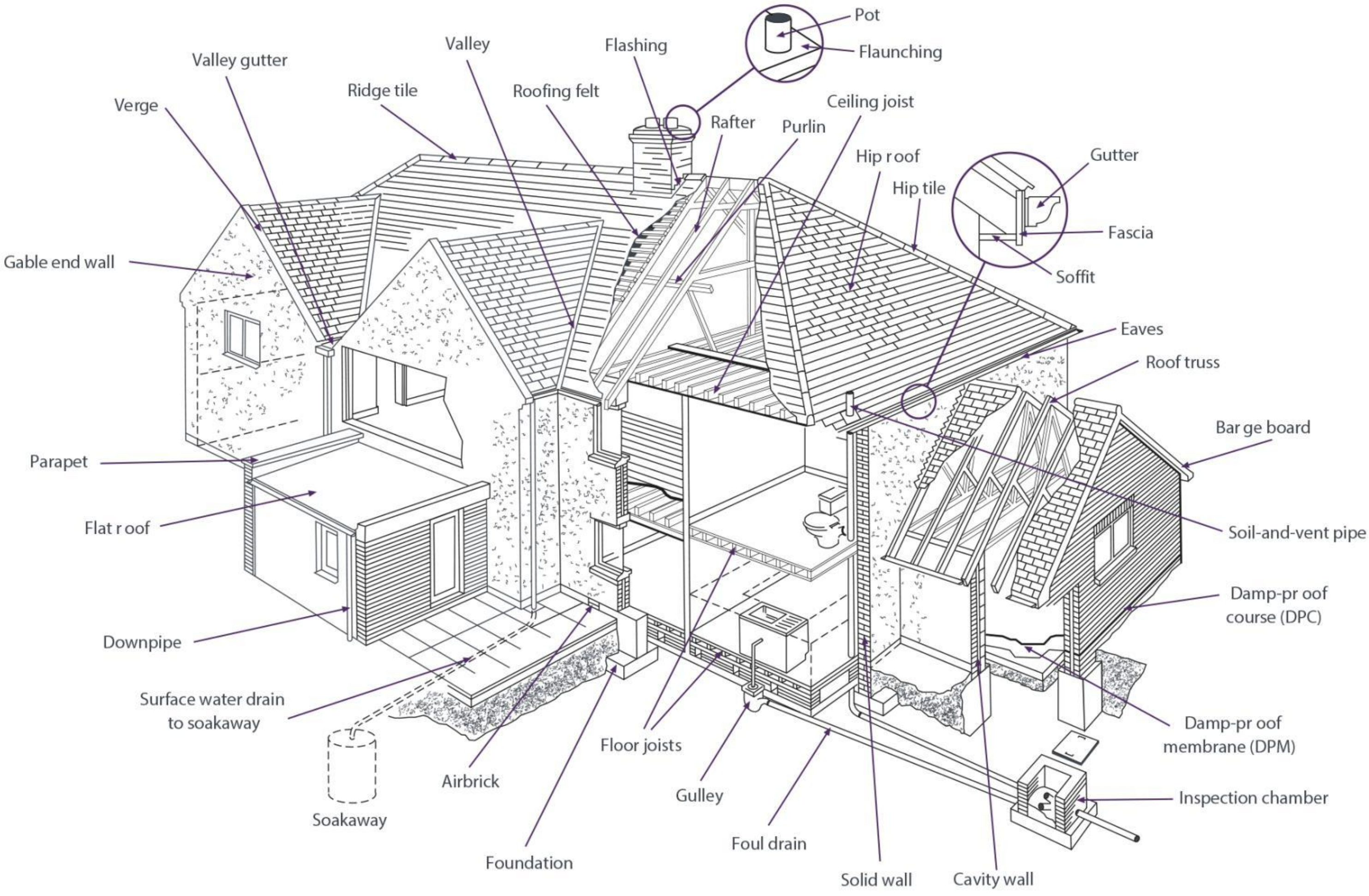
M

Typical house diagram

M

Typical house diagram

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



Glossary of terms

Airbrick	A brick with holes in it by design, used especially underneath timber floors and in roof spaces, to allow ventilation.
Barge Board	Also known as a ‘Verge Board’. A board, usually wooden and sometimes decorative, placed on the edge, or verge, of a roof.
Cavity Wall	A wall built with two sets of bricks or blocks, with a gap, or cavity between them. Cavity is usually about 50mm.
Ceiling Joist	Horizontal piece of wood used to support a floor (above), or attach a ceiling (below). Sometimes also metal.
Damp Proof Course (DPC)	A layer of material that cannot be crossed by damp, built into a wall to prevent dampness rising up the wall, or seeping into windows or doors. Various methods can be used.
Damp Proof Membrane (DPM)	A sheet of material that cannot be crossed by damp, laid in solid floors.
Downpipe	A pipe that carries rainwater from the roof of a building.
Eaves	The overhanging edge of a roof.
Fascia	A board, usually wooden, that run along the top of a wall underneath the bottom of a sloping roof.
Flashing	Used to prevent water leaking in at roof joints. Normally made from metal, but can also be cement, felt, or other effective material.
Flat Roof	A roof specifically designed to sit as flat as possible, typically having a pitch of no more than 15 degrees. A flat roof usually has the following components: 1. Waterproofing, 2. Insulation, 3. Vapour Barrier, 4. Substrate or sheathing (the surface that the roof is laid on), 5. Joists, and 6. Plasterboard ceiling.
Flaunching	Shaped cement around the base of chimney pots, to keep the pot in place and so that rain will run off.
Floor Joists	Horizontal piece of wood used to support a floor. Sometimes also metal.
Foul Drain	A pipe that conveys sewage or waste water from a toilet, etc, to a sewer
Foundation	Normally made of concrete, a structural base to a wall to prevent it sinking into the ground. In older buildings foundations may be made of brick or stone.
Gable End Wall	The upper part of a wall, usually triangular in shape, at the end of a ridged roof.
Gulley	An opening into a drain, usually at ground level, so that water etc. can be funnelled in from downpipes and wastepipes.

Glossary of terms

Gutter	A trough fixed under or along the eaves for draining rainwater from a roof.
Hip	The outside of the join where two roof slopes connect.
Hip Roof	A roof where all sides slope downwards and are equal in length, forming a ridge at the top.
Hip Tile	The tile covering the hip of a roof, to prevent rain getting in.
Inspection Chamber	Commonly called a man-hole. An access point to a drain with a removable cover.
Parapet	A low wall along the edge of a flat roof, balcony, etc.
Purlin	A horizontal beam in a roof, on which the roof rafters rest.
Rafter	A sloping roof beam, usually wooden, which forms and supports the roof.
Ridge Tile	The tiles that cover the highest point of a roof, to prevent rain getting in.
Roof Truss	A structural framework, usually triangular and made from wood or metal, used to support a roof.
Roofing Felt	A type of tar paper, used underneath tiles or slates in a roof. It can help to provide extra weather protection.
Soakaway	An area for the disposal of rainwater, usually using stones below ground sized and arranged to allow water to disperse through them.
Soffit	A flat horizontal board used to seal the space between the back of a fascia or barge board and the wall of a building.
Soil-and-vent Pipe	Also known as a soil stack pipe. Typically a vertical pipe with a vent at the top. The pipe removes sewage and dirty water from a building, the vent at the top carries away any smells at a safe height.
Solid Wall	A wall with no cavity.
Surface Water Drain	The drain leading to a soakaway.
Valley	Where two roof slopes meet and form a hollow.
Valley gutter	A gutter, usually lined with Flashing, where two roof slopes meet.
Verge	The edge of a roof, especially over a gable.

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