

**KNOTT BROTHERS**

SURVEYS | VALUATIONS | SNAGGING



**RICS**



LEVEL 2

# RICS Home Survey Level 2 (Survey Only)

12 Sample Street, London, SE11  
1AA, United Kingdom

Example Client

July 11th 2023

2

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## **A** About the inspection

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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.

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 about:

- 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.

**Surveyor's name**

Craig Wilson

**Surveyor's RICS number**

6952236

**Company name**

Knott Brothers

**Date of the inspection**

Tuesday 11th July 2023

**Report reference no:**

LVL2-AS-SE10

**Related party disclosure**

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

**Full address and postcode of the property**

12 Sample Street, London, SE11 1AA, United Kingdom

**UPRN**

100020976929

**Weather conditions when the inspection took place**

The weather was warm and dry for the duration of the survey.

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

The property was unoccupied but furnished throughout. There were fully fitted floor coverings in all rooms.

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

Date received: 27 June 2023

## **B Overall Opinion**

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



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

### Important note

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

## Overall opinion of the property

It is very important that you read this report as a whole. In the main body of the report, I have given elements a Condition Rating of 2 or 3. I 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 required investigated by reputable contractors so that you are fully aware of their scope and financial implications prior to purchase. Once known, you may wish to re-evaluate the purchase price to reflect such costs. It is clear that the property has undergone some recent refurbishment work however this remains largely unfinished with only surface level work being complete. Critical elements such as the electrical system, roof insulation, timber floors and basement have been neglected.

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



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

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

Element No.	Document name	Received
Section H	<ul style="list-style-type: none"><li>- Electrical safety and installation certificate to include a certificate for alterations as part of the refurbishment.</li><li>- Boiler service, installation and Gas safety certificate.</li></ul>	

## 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
D5	D5 Windows
D9	D9 Other
E4	E4 Floors
E5	E5 Fireplaces, Chimney Breast and Flues
E7	E7 Woodwork (for example staircase joinery)
E9	E9 Other
F1	F1 Electricity
F2	F2 Gas/Oil
F4	F4 Heating
F6	F6 Drainage

## 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
D1	D1 Chimney Stacks
D2	D2 Roof Coverings
D3	D3 Rainwater Pipes and Gutters
D4	D4 Main Walls
D8	D8 Other Joinery and Finishes
E1	E1 Roof Structure
E3	E3 Walls and Partitions
E6	E6 Built-In Fittings (built-in kitchen and other fittings, not including appliances)
E8	E8 Bathroom Fittings
G3	G3 Other

## 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
D6	D6 Outside Doors (including patio doors)
E2	E2 Ceilings
F3	F3 Water
G2	G2 Permanent Outbuildings and Other Structures



## Elements not inspected

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

Element no.	Element name
n/a	

## C About the Property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

### Type of property

Detached House

### Approximate year the property was built

Research indicates that although the property was originally built circa 1840, it was reconstructed around 1947 due to extensive bomb damage during WW2.

### Approximate year the property was extended

N/A

### Approximate year the property was converted

N/A

## Information relevant to flats and maisonettes

N/A

## Construction

The external walls are mainly of traditional brick construction with a flemish brick bond consistent with solid wall construction. The roof is pitched and covered with concrete tiles. Internally, the floors are of suspended timber construction.

	Living Rooms	Bedrooms	Bath or Shower	Separate Toilet	Kitchen	Utility Room	Conservatory	Other
Lower Ground								
Ground	2			1	1			
First		3	1					
Second								
Third								
Other								
Roof Spaces								

## 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

The property has a current energy efficiency rating of 27 (F) with the potential to achieve a 70 (C) with the installation of energy efficient improvements. The current EPC is significantly below the UK average of 60 (D)

### Issues relating to the energy efficiency rating

Although the EPC was conducted prior to the refurbishment work, I did not see any indication that the work would result in a significant positive impact on the EPC other than the installation of a modern condensing boiler.

### 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 (including feed-in tariffs)

### Other energy matters

The EPC suggests improvements in the following areas and I have commented beside each one to indicate my opinion on the improvement. I have also included some additional improvements that you may wish to consider.

1. Increase loft insulation to 270 mm. A simple and cost effective energy improvement. Upon inspecting the loft, the insulation was found to be largely missing and what little insulation remained was laid to a depth of around 50mm. ;
2. Internal or external wall insulation. Due to the nature of the construction external wall insulation may not be suitable. Internal wall insulation is a viable option providing it is installed correctly. However, this can be expensive and will reduce the size of the rooms. Should this be of interest, then you should obtain quotes from a reputable contractor and consider the benefits relative to the expense.;
3. Floor insulation (suspended floor). This a viable option which could lead to a significant positive impact on the EPC. You will need to seek advice from a reputable contractor and ensure that any insulation that is installed maintains adequate cross floor ventilation and adequate ventilation around the floor timbers.;
4. Solar PV Panels: Can have a significant impact on the EPC rating but not all roofs are suitable for the installation of solar panels. Seek advice from a reputable contractor prior to considering this improvement.;
5. Low energy lighting: Cost-effective and simple way to save energy. It is recommended that this work is carried out.;
6. Heating controls (room thermostat): - The radiators have not been fitted with thermostatic valves (TRVs). It is recommended that provision for each room to be controlled independently is installed.

## C Location and Facilities

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### Grounds

The property has a front garden and a fully enclosed rear garden. On-street parking is available with the use of a permit.

### Location

The property is located in an established residential area and is surrounded by properties of a similar age and style.

## Facilities

The property benefits from good access to local amenities such as Greenwich Park and is an approximately 12-minute walk from Greenwich station.

## Local environment

Radon. Research shows the property sits within an area where the chance of high levels of radon is 1-3%. Whilst this is a low risk it is an important factor when considering the basement conversion where any radon that is present will be elevated.;

Surface water. The area was found to be within a Medium flood risk for surface water. Given the sloping nature of the site, the chance of flooding occurring is relatively low. However, you may wish to check that insurance can be obtained at normal rates.;

Geology. The British Geological Survey website indicates the bedrock of the area is of Lambeth Group - Clay, Silt and Sand. This type of bedrock is considered to be a flexible base and some slight seasonal movement is to be expected. Consideration of this type of bedrock will need to be considered for the planned extension work.;

Conservation. The property is within the West Greenwich conservation area. This can have implications should you decide to alter the property or apply for additional planning.;

Smoke Control. The property is within the smoke control area. This means there's a limit on how much smoke you can release from a chimney and you can only burn authorised fuel, unless you use an 'exempt appliance'. You can be fined up to £1,000 if you burn unauthorised fuel without an exempt appliance.;

Unexploded Ordnance. Due to the severity of the bombing during WW2, there is a small risk of unexploded ordnance at the site. Although the risk is relatively small you should be aware of dangers associated with any unexploded ordnance such as the potential to be evacuated from your property, the impact on any building work and the potential contamination from degrading ordnance.

# D Outside the property

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## Limitations on the inspection

When a property is surveyed there are often limitations on what we can gain access to or see. It must be accepted that the report can only comment on what is visible and reasonably accessible to the surveyor at the time of inspection. External elements were inspected from ground level with the aid of binoculars and a standard surveyor's ladder where required.

The chimney stacks were examined from ground level with the aid of binoculars, for possible defects including undue movement, distortion, chemical or weather-related damage, brickwork and pointing damage and other evidence of failure. Due to limited viewing angles, it is not possible to see all faces of the chimney stack from ground level, and it is assumed that the condition of those faces not visible is similar to that of the visible faces. Similarly, the top of the chimney stack could not be inspected due to access.

### Condition Rating - 2

The property has three chimney stacks. Two to the front and the other to the rear. The rear stack has been fitted with a hood-type cowl which cannot be used for an active fire. Louvre-type cowls are fitted to the right chimney stack and the left has been capped off and cannot be used for an active fire. There is an increased risk of nesting birds within chimney pots as no bird guards have been fitted to the open flues. The brickwork to all chimney stacks was showing signs of wear with some spalled brickwork, worn pointing, moss and vegetation growth. Moisture meter readings taken internally showed a high level of dampness around the chimney breasts which is most likely a result of poor ventilation to the chimneys with capped pots and water ingress through the worn mortar joints. However, it must be noted that there were no visible signs of dampness internally although this could be due to the recent renovation work concealing the effects of any dampness. The flashings (waterproof covering around the base of the chimney) appear intact and in a serviceable condition although mortar around the flashings require repointing.

**Advice:**  
The chimney stacks should be regularly monitored for any indications of damage, instability or other defects. You should carry out a thorough visual inspection at least once a year, ideally in the Spring, and ideally at roof level, to identify and repair any damage that could have been caused by winter weather. Missing, loose or defective mortar should be repointed as necessary.



*Vegetation to chimney stack*



*Worn pointing to mortar joints*



*Evidence of spalled brickwork*



The roof pitches were examined from ground level with the aid of binoculars, for possible defects including sagging, collapse, broken/missing/damaged tiles, holes, and other evidence of failure.

### Condition Rating - 2

The roof coverings and ridge tiles are constructed of concrete. The verges at each gable are made up of mortar. General unevenness to some tiles was noted which is common in a property of this age. Some moss and lichen growth was noted on the roof but is not considered to be excessive. The parapet wall section to the left elevation requires some repair with spalling to the brickwork and worn mortar joints. Some light cracking was noted around the mortared verges which may require attention in the short to medium term. The roof was likely recovered when the property was rebuilt around 1947. This means the coverings could be around 75 years old. Typically concrete roof tiles have a lifespan of around 60 years and although no obvious signs of defect were seen you should be aware that defects may develop.



*View of parapet section.*



*View of roof coverings*



*Light cracking to mortared verge*

An inspection was carried out from ground level with the aid of binoculars, to look for possible areas of leakage, misalignment, overflow and other defects. The guttering sections are all constructed of PVC whereas the downpipes are a mixture of PVC and cast iron.

### Condition Rating - 2

As it was not raining at the time of inspection I was unable to see conclusive evidence of any leaks to the guttering. However, staining was noted to the brickwork on the front elevation which could be an indication of a leaking gutter above. The front elevation downpipe is constructed of cast iron and is showing signs of corrosion and leaking around the joints.;

Advice: Gutters and downpipes should be cleaned and inspected regularly to ensure that they are free from blockages and leaks. If it is noted during any heavy rain, that gutters or downpipe joints are leaking, then these must be fixed as soon as possible to prevent water penetration to the property and damage to the foundations. Climbing plants are prone to causing blockages in gutters and downpipes and should be removed from the area around the facilities on a regular basis.



*Staining to brickwork and potential leak to gutter joint.*



*Corrosion and leaking around downpipe join.*



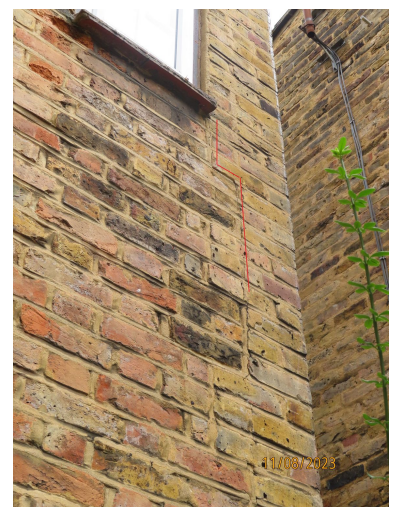
## Description

The outside walls were examined from ground level with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around. The walls were examined for signs of bowing or leaning, damaged brickwork and pointing, cracking, indications of subsidence and land failure and other defects. The main walls are of solid construction and have been laid in a flemish bond which is consistent with this type of construction. The DPC (damp proof course) has been made up of a concrete plinth running along the bottom of the wall. Without causing damage to the property it is impossible to tell if a DPC has been installed within the brickwork but if there the likely material of the DPC would be bitumen or felt. Sub floor ventilation points (airbricks) around the property, were seen at the front and rear.

## Condition Rating Summary

Evidence of recent repointing work was seen on both the left and right-hand side of the front elevation. This corresponds with some elevated moisture meter readings to the internal walls in this area which suggests that some dampness had occurred prior to the repointing works. However, it must be noted that there were no visible signs of dampness internally although this could be due to the recent renovation work concealing the effect of any dampness. Minor cracking was seen to the rear elevation although this appears to be longstanding. Due to the sloping nature of the site, I recommend that this cracking is monitored and investigated further should the severity of the crack worsen. Generally, there are multiple areas where repairs to the brickwork and seals are required such as where penetration holes have been made for services. Additionally, Some movement has occurred around the soldier course of brickwork to the first-floor rear elevation window on the right-hand side. This could have been caused during the window replacement as evidence of repair work was noted. However, it could also be a result of a failed, incorrectly installed or missing lintel. To confirm the cause some exposure work will need to be carried out.;

Advice: Walls should be examined regularly to inspect for changes in the nature of any cracking or other defects that may become apparent. You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather.



*Minor cracking to rear elevation.*



*Movement to brickwork soldier course.*





Windows were examined for general signs of degradation and failure including blown double-glazing units and worn seals. Opening was attempted on all windows and all were checked for normal operation. All of the windows are double-glazed with uPVC frames and are of a top or side-hung casement type. The frames surrounding the windows are of timber construction and there is one small window to the rear which is entirely of timber construction.

### Condition Rating - 3

All windows operated as expected and there were no signs of failure noted. There was no evidence of blown double glazing but the external seals around the frames appear worn. This is also the case with the timber framing which will require ongoing maintenance. FENSA certificates were found for the replacement of the windows between 2003 and 2008. Without a copy of the FENSA certificate, there is no way to date the individual windows but typically PVC windows have a lifespan of around 20 years so the ones replaced in 2003 will be approaching the end of their expected lifespan. The two front bay windows have been fitted with mineral felt to the top sections whilst there is currently no indication of failure these sections will have a significantly reduced lifespan (typically 10 years) than that of a lead roof which would be a recommended improvement. Historical images show the bay windows with mineral felt roofs back in 2008 so assuming they have not been replaced then the roofs are likely to require repair or maintenance in the short to medium term. Low-level windows were noted on the first floor to the Landing, Bedroom 1, Bedroom 3 and the Main Bathroom. These windows pose a significant risk of falling and you should consider installing a suitable restrictor prior to occupation. The applied condition rating reflects this potential safety hazard.;

Advice: Be aware that previous owners may have distributed multiple sets of keys for the windows to individuals not known to you. When purchasing a property, you should consider the cost of replacing all of the window locks as soon as possible after you take up occupation. When doing this you should consult your insurers to ensure that you meet their requirements for security, and obtain any discounts that may be available by improving the security of the property.



*Front bay window*



*Front bay window*



*Low level window to landing*



*Low level window bed 3*



*Low level window main bathroom*



## D6 Outside Doors (including patio doors)

1

All external doors were checked for normal operation and signs of failure or damage. The main front door is of timber construction whereas the rest of the external doors are of uPVC.

### Condition Rating - 1

The doors operated as expected and there were no significant defects noted. ongoing maintenance of the timber doors will be required to preserve the integrity of the wood. It should be noted that the timber front door has not been securely screwed onto its hinges. Whilst this is a simple fix, it's important to ensure the security of the front door.



*Missing screws to front door.*

## D7 Conservatories and Porches

N/A

The property does not benefit from a conservatory. The front porch has been considered along with the elements of the main roof.

### Condition Rating - N/A

This section includes the fascias and soffits around the property. All such materials were examined from ground level and with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around. The soffits and fascias are all constructed of timber.

### Condition Rating - 2

The timber fascias and soffits are showing signs of deterioration and will require ongoing maintenance to preserve the timber. As the guttering is fixed to some of the fascias it is vital that they are maintained to avoid failure of the gutter fixings.



*Timber soffit to front*



*Timber fascia to rear*



This section has been used to record some of the defects which were found within the cellar. Some may be repeated in the section relevant to the specific element but for completeness has also been recorded in this section. Access to the cellar was gained via a loose timber hatch at the front of the property. It should be noted that my inspection of the cellar area was limited by the lighting conditions and was conducted using a headtorch. It is my understanding that my client wishes to utilise the planning permission for the conversion of the cellar. Whilst any assessment on the suitability of the conversion is beyond the scope of this report I would like to highlight that a structural engineer report entitled Structural Method Statement And Basement Impact Assessment found within the planning documents indicates that underpinning work is required for both the cellar and neighbouring garage in order to facilitate the conversion. Furthermore, the foul drainage runs from the back of the property to the front through the cellar which will also need to be considered. These factors are likely to increase the cost of the basement conversion.

### Condition Rating - 3

Timber supports have been used as shuttering to support the walls of the basement. These are showing signs of bowing and may be inadequate to hold the ground behind. Furthermore, significant cracking was noted in the retained wall close to the entrance hatch. I recommend a structural engineer is consulted to advise if the timber supports are adequate to hold the weight of the retained ground. The chimney breasts and old fireplaces within the basement are also in poor condition. Deterioration of the brickwork and cracked lintels above the fireplace is evidence of instability which is likely to develop into instability further up the chimney breast unless repair works are carried out. I was also able to use this vantage point to inspect the condition of the ground-floor joists. Moisture meter readings were taken which indicated a high level of dampness within the timbers at between 21 and 70%. Timber is susceptible to deterioration, woodworm and mold growth at around 18%. The floor joists were found to be unstable with rot and mold growth noted. In places, an attempt has been made to reinforce the floor joists with the addition of timber supports. These have failed and are not adequate to support the floor above. Significant repair work will need to be carried out to repair and replace the affected timbers.



*Access to basement*



*Timber moisture meter reading 35.7%*



*Timber moisture meter reading 70.5%*



*Timber moisture meter reading 21.6%*



*Failed timber supports*



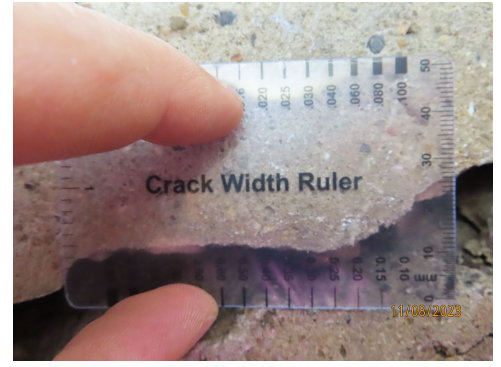
*Cracked lintel support to fireplace.*



*Crack in retaining wall near access hatch*



*Timber supports showing signs of bowing.*



*Width of crack approximately 25mm*

## **E** Inside the property

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### Limitations on the inspection

Comment cannot be made on areas that are covered and concealed or not otherwise readily available. There may be detectable signs of concealed defects, in which case recommendations are made. If greater assurance is required on the matter, it would be necessary to carry out exposure works. Unless these are carried out prior to legal commitment to purchase, there is a risk that additional defects and consequently repair work will be discovered at a later date.





The roof structure was accessed from a hatch located on the landing. The roof space was examined for signs of bowing, twisting, cracking and failure of roof timbers, signs of failure or damage to the roof covering, infestation including birds, insects, animals and beetles (woodworm), and other defects. The roof space was further investigated for any indications of a lack of adequate ventilation or suitable fire walls. A representative selection of timbers was examined more closely for infestations by wood boring insects (such as Common Furniture Beetle and Death Watch Beetle), though it must be noted that within a general survey, it is not physically possible to inspect every timber in sufficient detail to provide conclusive proof of the presence or absence of such infestations. Wood Moisture Equivalent readings were taken from timbers in a selection of representative locations to determine whether moisture levels within the roof space were above average. Normally approximately 6-8 readings will be obtained.

## Condition Rating - 2

No significant defects were noted during my inspection and the roof was found to be in good condition. There was no evidence of woodworm to the accessible timbers and moisture meter readings indicated that the timbers are dry. A lack of insulation was found within the roof space and this has been discussed in the Energy Efficiency section. I also note a large wasps nest towards the rear of the roof. Although this appears inactive it is evidence that wasps can gain access to the roof space and may return to nest in the future.;

The visible brickwork of the chimney breast within the roof space requires repair to the dislodged bricks and mortared joints. The timbers above this wall also appear to be suffering from some mold growth although when tested with the moisture meter they were dry. It is likely that this has occurred as a result of a lack of ventilation explained below.

The roof space is not adequately ventilated and I recommend suitable ventilation is added as soon as possible to avoid a build up of condensation which can lead to dampness and rot of the timbers. The timbers tested were found to be dry with no signs of rot or defect but it is important that you are aware of the risks associated with an unventilated roof space which can lead to significant defects in the structure of the roof.



*Moisture meter reading within normal range.*



*Lack of insulation to the roof space*



*Inactive wasp nest*



*Chimney wall*



The ceilings are constructed from plasterboard. They were examined for signs of undue levels of bowing, cracking, staining and other defects.

#### Condition Rating - 1

No evidence was seen of any unusual unevenness, cracking, bowing or other failure. Some light cracking is visible in places and this can be addressed through normal maintenance.

## E3 Walls and Partitions

Internal walls were examined for indications of bowing, leaning, cracking and undue surface failure/damage. Moisture meter readings were taken at regular intervals where access and wall construction/location permitted.

#### Condition Rating - 2

The internal walls were found to be in good condition with no obvious signs of defect noted. Some elevated moisture meter readings were taken around the property and these have been listed below. It is important to consider that none of the damp readings were confirmed with visible signs of dampness aside from some light mold growth within reception 2 (dining) although due to the recent renovation, the effects of any damp may be concealed behind the recent decorations. Moisture meter readings can only provide a guide as to the presence of dampness and the recording of high readings can be affected by other factors, for example, metallised wall finishes, chemical salts within internal plaster, or reactive materials below the plaster surface. A definitive and complete diagnosis for the presence of dampness, and the cause, will involve further testing requiring invasive methods that will cause some damage to the wall surfaces.

- Either side of all chimney breasts. Most likely due to the failure of the mortar joints and lack of ventilation to the capped chimneys as discussed in section D1.
- Reception 2 (dining). The left corner of the front elevation (some light mold growth was noted in this area.)
- Hallway. The left side of the side entrance
- WC. The corner of the rear elevation wall and the right side of the window reveal.
- Bedroom Front left. As discussed within section D4 and likely a result of poor pointing which has now been repaired.



The floors are of suspended timber construction. Floors were examined for sagging, hogging, unevenness, undue springiness and other signs of failure or damage. Fixed floor coverings in most rooms prevented direct examination of the floor surfaces. Tiled floors were examined for any cracked tiles which could indicate movement of the structure.

### Condition Rating - 3

When conducting a heel drop test on the ground floor significant springing was noted in most rooms. This is an indication of a defect with the floor timbers. This was confirmed when inspecting the basement where widespread dampness, rot and inadequate support were noted on the floor joists. Given the condition of the accessible timbers in the basement, it is assumed that the timbers in other areas of the ground floor construction are in a similar condition. This has also been discussed in section D9 other and you should refer to the photographs of the damp meter readings of the floor timbers. The first-floor timbers were found to be stable with no obvious signs of defect.

## E5 Fireplaces, Chimney Breast and Flues

The chimney breasts were examined for indications of dampness, lack of support, failed lining and other defects. Due to the access and visibility, it is not possible to comment on the adequacy of the flue linings.

### Condition Rating - 3

The chimney breasts and fireplaces throughout the property do not appear to have been used for some time and are for decorative purposes only. Some chimney pots have been capped off and the cowls used are not suitable for use with an active fire. See section D1. Louvre-type cowls are fitted to the right chimney stack and could be used for an open fire. Should you consider reinstating any of the chimney breasts, work would be required to ensure their safety such as the creation of a suitable hearth, ensuring the suitability of the chimney pot type and possibly relining of the chimney flue. I would also like to highlight that the property is within a smoke control area and there are restrictions on how much smoke can be released and what fuel type can be used (See section 8).

As referred to in section D9 other, the fireplaces in the basement are in a poor state of repair with signs of deterioration to the brickwork and structure at their base. This will impact the structure above and it is likely that some rebuilding and supporting work will be required. You should ensure that a competent contractor is used and any structural calculations have been made by an appropriately qualified structural engineer.



The kitchen fittings include wall and base units, drawers, sinks, worktops and similar fittings. The fitted units were examined for general condition. A selection of cupboards and drawers were checked for normal operation. Built-in appliances were not checked for operation or safety.

### Condition Rating - 2

The kitchen appears to have been recently replaced and is in a condition conducive to its age. A kitchen extractor has been fitted above the hob but has not been fitted to an electrical supply or a suitable ducting so that it can vent externally. If used in its current condition there will be an increased risk of condensation within the kitchen. Although not tested given this appliance has been missed it would be a safe assumption that other appliances have not been connected.



*Kitchen extractor not connected.*



*View of Kitchen.*

The internal woodwork includes such items as doors, frames, skirting, banisters and staircases. Internal doors were checked for normal operation and other woodwork was examined for a range of defects. The woodwork was also examined for evidence associated with movement of the structure of the property, woodworm and other infestations, and general condition and usage.

### Condition Rating - 3

All doors within the property are timber doors. Generally, all doors are in good condition with no binding noted when opened and closed. All doors can be opened and closed with ease. Skirtings and architraves were also in good condition conducive to a recently refurbished property. Upon opening the cupboard within the landing to assess the back of the staircase it was found to have not been plaster boarded. This increases the risk that the stairs will fail in the event of a fire and I recommend plaster boarding the back of the staircase as soon as possible. Furthermore, a secondary hazard exists with the open staircase. No balustrades or banister has been fitted to a right hand side and so there is an increased risk of falling, particularly for the young or elderly. The appropriate condition rating has been applied due to the presence of a safety hazard.



*Lack of fire protection to staircase*



*Lack of banister or balustrades to staircase.*



Where possible, all sanitary fittings were checked for normal operation. Taps were turned on to form an opinion of the water flow in normal use, but for practical reasons were only operated individually. You may experience a drop in the flow rate at any individual outlet when another is turned on at the same time.; The toilets were all flushed at least twice. An Inspection was made to identify any obvious leaks sourced from sanitary fittings.

However, it is not possible to examine waste, or other, pipework and joints, where they are concealed.

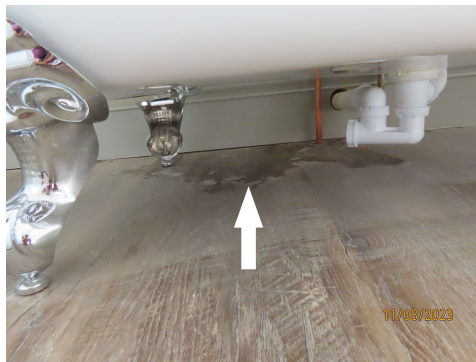
### Condition Rating - 2

The fittings have been recently installed and their condition is conducive to their age. Basin taps were turned on and the water was found to flow at the expected rate. No hot water was obtained from any outlet due to the boiler being switched off at the time of inspection. The water to the bath appears to have been switched off and there was evidence of a recent leak underneath. This will require investigation and repair by a competent contractor before the bath can be used.

The shower was found to be lacking a mastic seal where the tray meets the finished flooring. This will require fitting to avoid water ingress to the floor below. Given the issues found with the bath and other unfinished work found throughout the property, it is recommended that all bathroom fittings are checked when the boiler is active to ensure their suitability prior to exchange.



*Missed mastic seal to shower tray.*



*Evidence of leak underneath the bath.*

### E9 Other

Smoke & Carbon Monoxide Alarms.

### Condition Rating - 3

Smoke alarms were fitted to the kitchen and hallway. I recommend that an additional heat alarm is installed in the kitchen.

I was unable to find any carbon monoxide alarms installed at the property. It is recommended that one is fitted close to the gas boiler. Although the remedy to this defect is simple and low cost the potential safety hazard it presents is significant and therefore the appropriate condition rating has been applied.

# F Services

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

## Limitations on the inspection

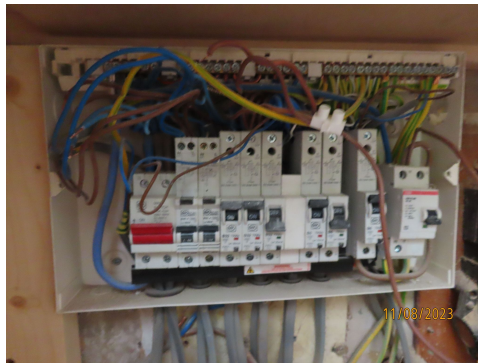
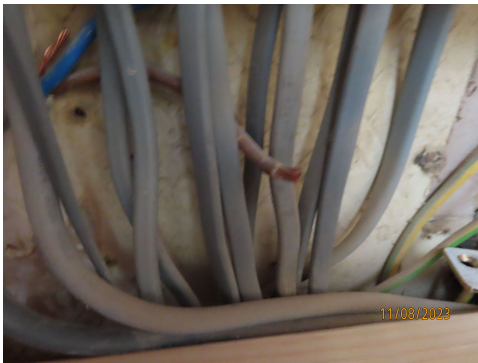
Inspection of the services was limited to those areas which are visible. No comment can be made as to the soundness of any services which are concealed. We are not specialists in services and comments are limited to areas where we believe that specialist advice is required

**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.

It is not possible to fully assess the condition and safety of an electrical installation on the basis of a visual inspection only. Distribution wiring is largely concealed and therefore date and quality of installation cannot be verified within the scope of this inspection. The installation was inspected visually to the extent sufficient to form an overall opinion of the type of installation, the materials used, its apparent age, its visible condition and the need for further investigations. No testing of the installations or appliances was carried out other than operation in normal everyday use, such as operating light switches.

### Condition Rating - 3

In its current condition, the electrical system is dangerous and you should not exchange it until a suitably competent electrician has inspected, tested and commissioned the system and produced an electrical certificate to confirm the installation is safe to use. Evidence of this can be seen throughout the property where potentially live exposed cables can be found. Furthermore, the consumer unit located in the cabinet in the hallway has had its cover removed exposing live wires. There is also some evidence of DIY electricians within this cabinet where wires have been joined. As part of the refurbishment, any electrical works carried out should have been completed by a Registered Competent Person (Electrical) and, as such, would have provided a Minor Electrical Installation Works Certificate, or an Electrical Installation Certificate, and in addition a Building Regulation Compliance Certificate where required.





**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 mains gas supply runs through the basement, underneath the flooring and terminates at the meter which is located inside the cupboard under the stairs. The system was inspected for any obvious signs of damage or leakage although was largely concealed underneath the floor.

### Condition Rating - 3

Gas Safe recommends that all gas appliances are inspected and serviced according to manufacturer's guidance, but at least once a year. A gas installation can look to be in a safe condition, but serious defects may be hidden, some of which can kill. It is therefore considered to be essential that you commission an inspection of the gas/heating installation prior to purchase of the property, unless you are provided with verifiable evidence that such an inspection has recently been carried out by a competent person. You can get more information, or find a Gas Safe registered engineer <https://www.gassaferegister.co.uk/>;

Furthermore, the gas hob within the kitchen was not connected. This will require installation by an appropriately qualified gas safe engineer and periodic testing as part of the entire gas system.



*Gas meter*

## Description

There is an internal switch-type stop tap located within the understairs cupboard and an external stop tap located on the front pathway. Due to the presence of possessions within the understairs cupboard, I was unable to confirm the material of the incoming water main although all visible areas of pipework were either copper or plastic.

## Condition Rating - 1

There were no visible signs of defect to the water paperwork. It is advised to check the installation for evidence of leaks or other defects on a regular basis i.e. approximately every 6 months, or sooner. Leaks most often occur at pipe joints and where pipes are subject to movement or physical damage, such as airing cupboards, roof spaces and under sinks.



*External stop tap*



*Internal stop tap*

It is not possible to fully assess the condition and safety of a gas installation on the basis of a visual inspection only. A visual inspection was carried out of the radiators, pipework and boiler to detect leaks, corrosion and other common defects. The heating is provided by a gas-fired boiler which is located in the kitchen. As it is a combi system it provides both heating and hot water. The boiler and radiator system were not in operation during the survey and the boiler was switched off at its source.;

The boiler is a Vaillant ecoTEC plus 832 and was first manufactured in 2017. It is believed to still be in production today so replacement parts should be readily accessible.

### Condition Rating - 3

No obvious signs of defect were noted and the sticker on the boiler did not indicate an installation date or the date of the next service. As no documentation was seen it is assumed that the system is potentially dangerous and should be inspected prior to exchange of contracts.

The Gas Safe website called 'Buying a new home', states:

'Homebuyers cannot always be sure when the gas appliances in their new home were last safety checked and serviced. Ask your vendor for an annual gas safety record which shows that a Gas Safe registered engineer has checked the gas appliances. If your vendor cannot supply an up-to-date annual gas safety record, you should get a Gas Safe registered engineer to check the gas appliances before you move in. This check should include the gas boiler, oven, hob and gas fire. The registered engineer will give the vendor a gas safety record, which they should handover to you before you move in. Better Gas Safe than sorry. Poorly maintained or badly fitted gas appliances can put you at risk from gas leaks, explosions, fires and carbon monoxide poisoning.' 'Safety check' - As a minimum, this must check:

- Appliances are positioned in the right place;
- Any flue or chimney serving appliances are safe and installed correctly;
- There is a good supply of combustion air (ventilation) to appliances;
- The appliances are on the right setting and are burning correctly; the appliances are operating correctly and are safe to use.



As the system is a combi boiler the hot water is delivered via the same boiler and the advice given in the previous section F4 (heating) applies to this section.

**Condition Rating - N/A**

It should be noted that the underground drainage network was not inspected with the use of cameras and therefore no assessment could be made of the condition of the drains other than at the inspection chambers described above. There are two inspection chambers, one at the rear and the other at the front within the basement. The visible pipework within both chambers is constructed of clay. All covers were lifted, all taps were run and WC's flushed.

### Condition Rating - 3

When inspecting the drainage chamber to the front of the property a crack was noted in one of the joins. As clay is a brittle material this may worsen and it is entirely possible that defects exist further down the pipework. Cracked drains in close proximity to building foundations can cause structural problems and whilst there is currently no sign of structural issues a repair will be required to the cracked drain to ensure that one does not develop. Silt and other effluent was noted within the drains to the front. Upon flushing the drains cleared and no sign of obstruction was noted however the build up of silt and effluent can lead to blockages over time. The only way to confirm the condition of the whole installation is to commission a CCTV inspection from a qualified contractor, for example, a member of the National Association of Drainage Contractors at [www.nadc.org.uk](http://www.nadc.org.uk). As the drainage runs underneath the property and given the crack noted in the rear chamber this is something that you may wish to consider.;

The soil and vent pipe to the rear elevation is constructed of cast iron. Generally, it is in a serviceable condition although is missing a vented cap to the top. This means that birds can nest and drop material down the pipe which may cause a blockage.



Soil and vent pipe



Rear inspection chamber. Arrows indicate direction of flow.



Cracked drain to rear



Front inspection chamber. Arrows indicate direction of flow.



None.

Condition Rating - N/A

## **G** Grounds (including shared areas for flats)

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### Limitations on the inspection

External areas were inspected from within the boundaries of the plot and from relevant vantage points such as windows. The grounds around the house were inspected for any indications of Japanese Knotweed. It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained. No evidence of the presence of Japanese Knotweed was seen during my inspection but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby.

### G1 Garage

The property does not benefit from a garage.

Condition Rating - N/A

There are two outbuildings within the rear garden. One is a timber storage shed with a bitumen felt roof and the other is a brick built garden room which also has a bitumen felt roof. As far as can be seen both are being used for storage.

### Condition Rating - 1

The outbuildings appear to be in a serviceable condition for their purpose although maintenance to the timber shed is required to preserve the integrity of the timber. The brick built outbuilding was also in a serviceable condition with no signs of dampness to the ceiling which is an indication of failure of the flat roof.;

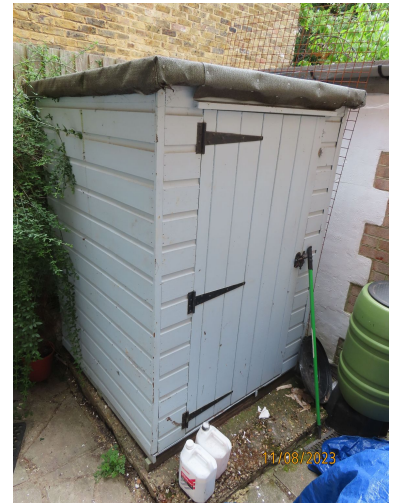
Advice: Compared to traditional coverings such as tiles and slates, most bitumen felt roofs have a typical life of 10-25 years. They are also prone to sudden failure and leakage. Periodic re-covering will therefore be necessary. When this is undertaken, the supporting structure may also need some attention.



*Garden room*



*Garden room internal*



*Timber shed*



The property benefits from a mature rear garden with multiple trees and hedges some of which are within the neighbouring property. To the rear, there is a retaining wall structure.

## Condition Rating - 2

Although my inspection was limited due to the extensive foliage growth surrounding the area I was unable to see any drainage holes within the retaining wall to the rear. This may lead to the instability of the wall over time. It is recommended that the area is cleared so that the adequacy of the retaining wall behind can be assessed.;

A large hole was found within the rear patio area. I am unsure of the purpose of this hole but it may be a trial hole which was dug to investigate the ground conditions prior to obtaining planning permission for the extension. I recommend that you ask for confirmation on the purpose of the hole and should it no longer be required ask for it to be repaired to avoid it becoming a trip hazard.;

The neighbouring garage wall visible within the rear garden requires some repointing work. You may wish to ask your conveyancer who is responsible for the maintenance of this wall for the maintenance required now and in the future.;

The boundary walls to the front of the property are generally showing signs of wear but the wall to the right-hand side is potentially unstable. Bulging and cracking were noted to this wall and an attempt has been made to restrain it to the main building. Should this fail then it will fall into the neighbouring driveway.;

Advice: There is currently no access to the rear garden without going through the property. This will need to be considered when planning any refurbishment or extension work.



*Bulging and cracking to front boundary wall.*



*Restraint straps to front boundary wall.*



*Hole in paving to rear patio*



*Neighbouring garage wall.*



*View of retaining wall to rear.*

# H Issues for your legal advisers

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

## H1 - Regulation

Check to see if there are any installation, test and safety certificates for:

1. Electrical installation and fittings
2. Gas installation and fittings
3. Central heating including maintenance contracts and records

## H2 Guarantees

As the property has undergone recent refurbishment there may be guarantees which could benefit the property. Your conveyancer should ask for copies of any such guarantees.

## H3 Other Matters

The following matters should be checked:

1. Boundary position, ownership, rights and responsibilities
2. Drains, ownership, rights and responsibilities
3. Tenure
4. Environmental report
5. Confirm what appliances or other items are included in the sale

# I Risks

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This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed.



## I1 Risks to the Building

Risks should be carefully considered as they may not have a condition rating 3 but may require a financial commitment to remedy. The following matters comprise risks to the building - please check the relevant section for further information;;

- D1 Chimney stacks
- D2 Roof Coverings
- D3 Rainwater Pipes & Gutters
- D4 Main Walls
- D9 Other (basement)
- E4 Floors
- F6 Drainage

## I2 Risks to the Grounds

A property specific environmental search is advised as part of the normal pre-contract enquiries. This will reveal whether there are any risks to the grounds.

## I3 Risks to People

Risks should be carefully considered as they may not have a condition rating 3 but may require a financial commitment to remedy. The following matters comprise risks to people - please check the relevant section for further information;;

- F1 Electricity - Recent safety test certificate was not seen and the system is unsafe in its current condition.
- F2 Gas & Oil - Recent safety test certificate not seen
- F4/F5 Heating & Hot Water - Recent safety test certificate not seen
- E9 Other - Absence of carbon monoxide alarms;
- E7 Woodwork - Increased fire risk due to boarding to the exposed staircase and risk of falling due to the lack of banister and balustrades ;
- D5 Windows - Low level with an increased risk of falling from a height.

Asbestos. No materials were identified as those commonly known to contain asbestos, however, no testing was carried out and no evidence was available as to what may be contained within concealed or inaccessible areas.

Asbestos containing materials were commonly used in the construction, conversion and refurbishment of houses in the 1950's-70's, though the use of asbestos was not completely prohibited until the late 1990's. Many houses therefore include materials that contain asbestos and are lived in safely and without risk to health. However you should be aware that there are health risks when asbestos containing materials are drilled or sanded and you should consider this when carrying out any alterations, repairs or renovations

## I4 Other Risks or Hazards

No other risks were identified.

## Surveyor's declaration

Surveyor's RICS number

6952236

Phone number

0116 403 0404

Company

Knott Brothers

Surveyor's address

Knott Brothers Limited  
1 Meridian South  
Meridian Business Park  
Leicester  
LE19 1WY

Qualifications

DipRSval, MRPSA, AssocRICS

Email

craig@knottbrothers.com

Website

www.knottbrothers.com

Property address

12 Sample Street, London SE11 1AA

Clients Name

Example Client

Date this report was produced

27/07/23

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

---

Signature

Sign

Print Name

---

Date

## K What to do now

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

### Getting quotations

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

You should also:

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

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

### Further investigations and what they involve

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

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

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

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

## Who you should use for further investigations

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

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

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## The service

The RICS Home Survey – Level 2 service includes:

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

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.

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

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

## Services to the property

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

## Outside the property

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

Buildings with swimming pools and sports facilities are 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 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. 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 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.

## Issues for legal advisors

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

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf

of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

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

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

## Risks

This section summarises 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.

## Standard terms of engagement

**1 The service** – the surveyor provides the standard RICS Home Survey – Level 2 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.

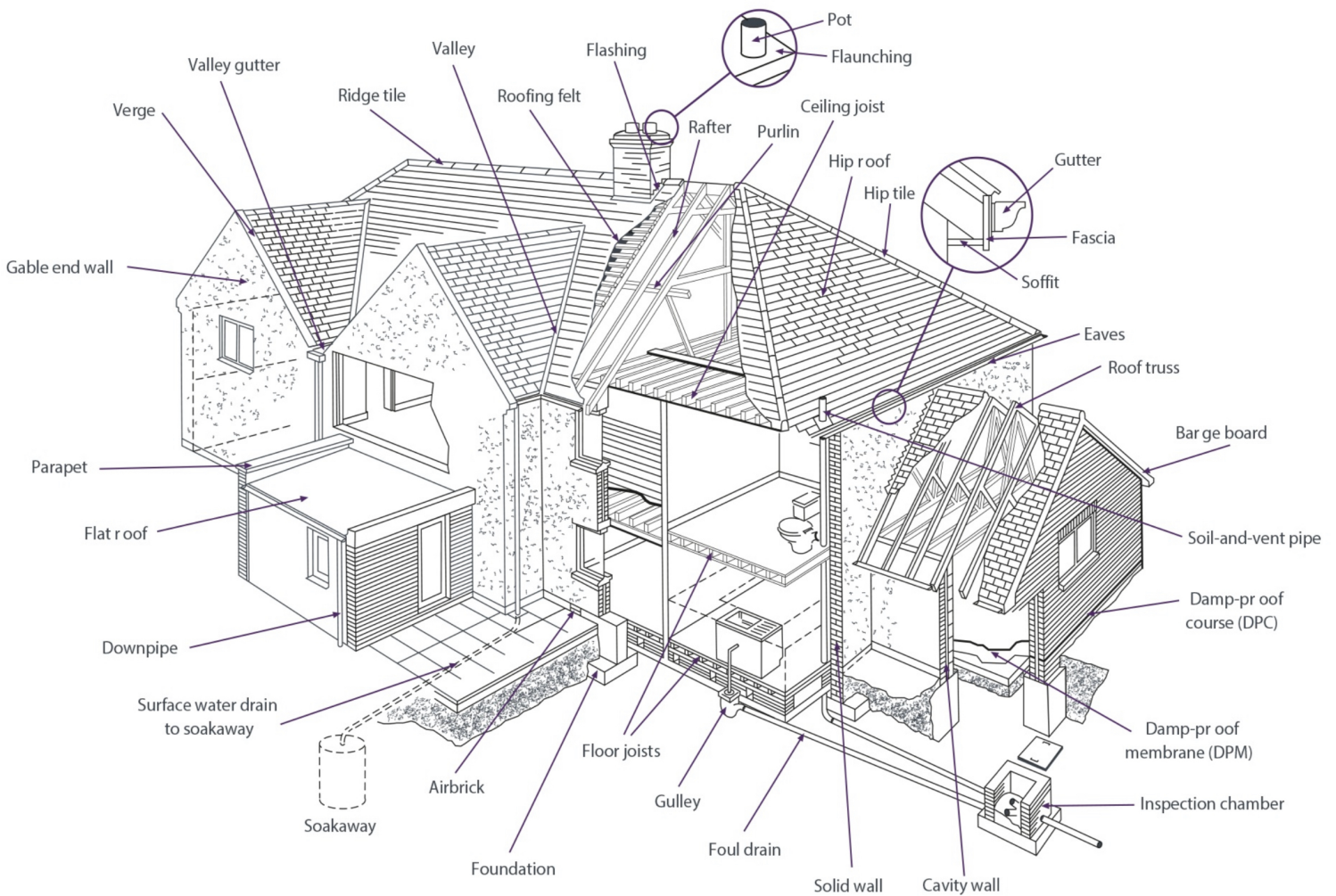
This report is for use in the UK.

## 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

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



## RICS Disclaimer

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