



Home Survey Report

Property Address:

1 Anywhere Road
Anytown
BH45 4AA

On behalf of:

Joe Root

5 Anywhere Road
Anytown
BH45 4AA

Chartered Building Surveyors

Regulated by RICS

Sutherland Surveyors
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Bournemouth BH7 7AE

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1.0 INTRODUCTION

1.1 Description //

This Home Survey is produced by an RICS Chartered Building Surveyor. If you decide not to act on the advice in this report, you do so at your own risk.

This service is delivered in accordance with the Home Survey Standard (1st edition) RICS professional statement and is equivalent to level 2.

This Home Survey aims to help you:

- make a reasoned and informed decision on whether to go ahead with buying the property.
- understand what repairs or replacements the property needs.
- consider what further advice you should take.
- where a market valuation is provided, make an informed decision on what is a reasonable price to pay for the property.

1.2 Instructions //

In accordance with your instructions, we have now carried out an inspection of the property in order to prepare this report. The 'Description of Home Survey' and 'Terms of Business' as agreed, are included in the appendix.

Directions "right" or "left" are always taken as if you are facing the property from the front.

1.3 Surveyor's name and qualifications //

Daniel Sutherland BA(Hons) PGDipSurv MRICS

1.4 Surveyor's RICS number //

1226619

1.5 Company name //

Sutherland Surveyors

25 Kings Park Road, Bournemouth, BH7 7AE

1.6 Date of inspection //

Date

1.7 Related party disclosure //

None

1.8 Weather conditions when the inspection took place //

The weather was sunny and dry.

1.9 Address of the property inspected //

1 Anywhere Road

Anytown

BH45 4AA

1.10 Client's name and address //

Joe Root

5 Anywhere Road

Anytown

BH45 4AA

1.11 Status of the property when the inspection took place //

The estate agent was present during my inspection.

The building was fully furnished, which restricted our inspection.

1.12 About the inspection //

I inspected the inside and outside of the main building and all permanent outbuildings, but I did not force or open up the fabric. I also inspected parts of the electricity, gas/oil, water, heating and drainage services that could be seen, but I did not test them.

To help describe the condition of the property, I have given 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 I describe the part which has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described as follows:

Condition Rating 3	Condition Rating 2	Condition Rating 1	Not Inspected
Defects which are serious and/or need to be repaired, replaced or investigated urgently.	Defects that require repairs or replacement, but are not considered to be either serious or urgent.	No immediate action or repair is needed. The property must be maintained in the normal way.	Areas which could not be inspected but which we would normally be able to inspect more closely.

In addition to the condition ratings, we may make recommendations about ways to improve the property (Recommended Improvements), or advise you of matters of which you should be aware (Areas of Concern).

Recommended improvements	Areas of concern
Something which cannot accurately be described as a defect but which would nonetheless benefit from improvement or investigation to bring up to modern standards or to check its safety.	Something which you should be aware of, for example something which cannot be economically repaired (such as sloping floors), something about the site which cannot be changed, or a risk which the purchaser should consider.

1.13 Limitations //

The inspection did not include any parts of the structure which were covered, unexposed, inaccessible or below ground and we are, therefore, unable to report that such parts are free from defect. All measurements and dimensions mentioned are approximate or nominal only and should not be relied upon where accuracy is required.

This report should be construed as a comment upon the overall condition of the property, the quality of its structure and not an inventory of every single defect, some of which would not significantly affect the value of the property.

In addition to the limitations explained in the 'Description of Home Survey', we could not inspect the following areas:

- parts of the roof voids because of boarding / insulation / stored items.
- parts of the roof structure because of the loft room.
- floors because of fitted floor coverings.

2.0 OVERALL OPINION AND SUMMARY OF CONDITION RATINGS

This section provides our overall opinion of the property, and summarises the condition ratings of the different elements of the property.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report. Where we are aware of a matter that presents a safety risk to occupants this will be described in the report, and summarised in the appropriate section.

2.1 Overall opinion //

In my opinion this property is, on the whole, a reasonable proposition for purchase, as long as you receive satisfactory responses to the legal enquiries I have raised. I found no evidence of any significant problems, and I cannot foresee any special difficulties arising on resale in normal market conditions.

2.2 Summary of condition ratings //

Condition rating 3	Defects which are serious and/or need to be repaired, replaced or investigated urgently and a quote obtained before exchange of contracts.
--------------------	--

6.0 Services > 6.1 Electrics

6.0 Services > 6.2 Gas/oil

Condition rating 2

Defects that require repairs or replacement, but not considered either serious or urgent. Quotes need to be obtained before exchange of contracts.

4.0 Outside > 4.2 Roof Coverings

5.0 Inside > 5.6 Built-in fittings

7.0 Grounds > 7.2 Outbuildings

All other elements are Condition rating 1 unless noted under Condition rating 2 or 3.

Recommended improvements	Something which cannot accurately be described as a defect but which would nonetheless benefit from improvement or investigation to bring up to modern standards or to check its safety.
--------------------------	--

3.0 About the Property > 3.12 Energy Efficiency

6.0 Services > 6.3 Water

Areas of concern	Something which you should be aware of, for example something which cannot be economically repaired (such as sloping floors), something about the site which cannot be changed, or a risk which the purchaser should consider.
------------------	--

3.0 ABOUT THE PROPERTY

3.1 Type of property //

The home is a detached bungalow.

We assume the property is freehold (see section 8).

The front faces approximately south-east.

3.2 Approximate year the property was built //

I think the home was built in about 1930.

3.3 Extensions and alterations //

The property has been significantly extended and altered over the years. A loft room has also been added.

I found a planning application from 1983 for a single-storey extension.

I found a further planning application dated 2015 for the rear and left-side extensions. The left side extension included an integral garage.

I found a further planning application dated 2019 (3/19/1257/HOU) for the front extension, which was for a garage.

Garages were included in at least two of the applications, but these were not built or have been converted. I believe that where the facade of the building is changed when converting a garage, that planning permission is required. I did not see any such planning permission. I also believe that when an annex is formed as self-contained accommodation (i.e. with a kitchen and a bathroom), as is the case here, that planning permission is required. I did not see any such planning permission.

You should ask your legal adviser to check that appropriate approvals have been obtained including planning permission and building regulations approval including a completion certificate (see section 8).

Section 8

3.3 Extensions and alterations: Planning permission and building regulations approval (including completion certificate) for the extensions / alterations.

3.4 Conversion //

The home has not been converted.

3.5 Accommodation //

Floor	Living Rooms	Bedrooms	Bath or Shower	Separate WC	Kitchen	Utility Room	Conservatory	Other
Lower Ground								
Ground	3	5	4	1	2	1		
First								Loft room
Second								
Third								
Other								
Roof Space								

3.6 Construction //

The building is of conventional construction, with cavity walls under a pitched roof.

3.7 Mains services //

We believe that the property is served by the following mains services:

- Gas
- Electricity
- Water
- Drainage

3.8 Grounds //

The property has a garden to the rear.

The property has off road parking to the front.

There are mature trees to the garden(s). You should ask your legal adviser to check if there are any Tree Preservation Orders (TPOs) on these trees (see section 8).

Section 8

3.8 Grounds: Tree Preservation Orders (TPOs).

3.9 Location //

The property is situated in an area with mixed property types.

The road outside is a busy local route.

3.10 Facilities //

There are reasonable facilities and amenities in the locality.

3.11 Local environment //

We are not aware of any adverse environmental issues in this location, but your legal adviser should carry out normal searches.

3.12 Energy efficiency //

The Energy Efficiency Rating (as taken from the Energy Performance Certificate (EPC)) of this property is **74 C**. See the EPC for more information.

I saw no defects or deficiencies caused by inappropriate energy efficiency measures.

I think that the EPC has only assessed the main part of the property, and not the annex: it refers to the property as semi-detached, and no mention is made of the electric heaters (which are present in the annex). You should ask your legal adviser about this (see section 8).

Description

I couldn't tell if retrospective cavity wall full-fill thermal insulation has been provided (the EPC assumes that the original part of the building does not have cavity wall insulation). You should ask your legal adviser about this, and if it has been provided you should ask if there is a transferable warranty (see section 8).

Recommended Improvement

There is some missing thermal insulation to the loft room. I recommend that this is improved.

Section 8

3.12 Energy efficiency: Possible discrepancy with the Energy Performance Certificate (EPC).

Section 8

3.12 Energy efficiency: Understand if retrospective cavity wall full-fill thermal insulation has been provided, and if so, if there is a transferable warranty.

3.13 Photos //



4.0 OUTSIDE OF PROPERTY

4.1 Chimney stacks //

The property has no chimney stacks.

4.2 Roof coverings //

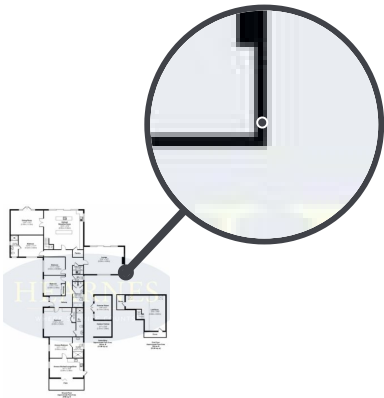
The pitched roof is covered with concrete tiles.



Additional Image 1

Condition rating 2

The verge clip has fallen off here, and needs to be re-fixed.





Additional Image 1



Additional Image 2



Additional Image 3

Condition rating 1

Otherwise, the pitched roof coverings are in satisfactory condition.

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Additional Image 1

Further Information

Sun pipes give natural light to the hall.





Additional Image 1

Further Information

Further images of roof coverings to rear.

Butherford Surveyors



Further Information

There appears to be a slight dip to the roof here, but this does not, in my opinion, justify any further investigation (as long as building regulations approval has been obtained for the loft room).





Further Information

There is a secondary barrier (breathable underlining) to prevent any water ingress which finds its way through the main covering (due to wind-driven, for example).

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4.3 Rainwater pipes and gutters //



Condition rating 1

The rainwater pipes and gutters are made of plastic.
The rainwater pipes and gutters are in satisfactory condition.

Butherland Surveyors

4.4 Main walls //

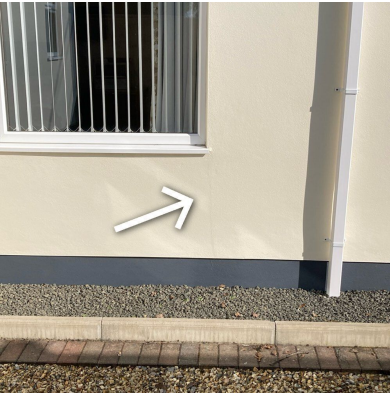


Condition rating 1

The walls are of cavity construction with a mixture of render and cladding to the outside faces.

The main walls are in satisfactory condition, with no evidence of significant cracking, movement or damp.

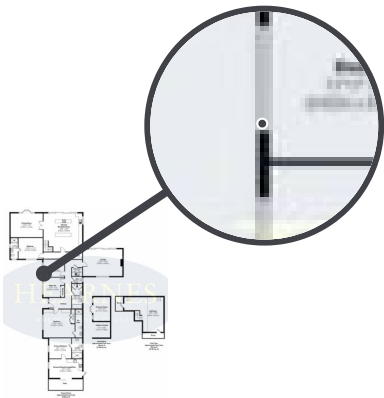
External redecorations should be carried out approximately every seven years (depending on exposure).



Additional Image 1

Further Information

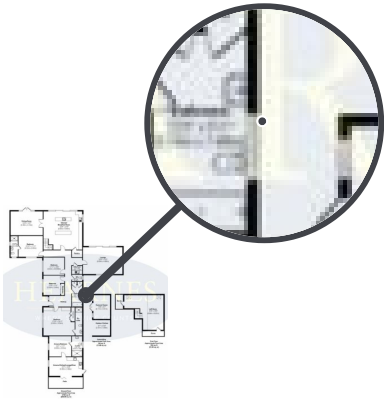
There is some hairline cracking to the render. This is common, and these can be repaired when external redecoration is next carried out.

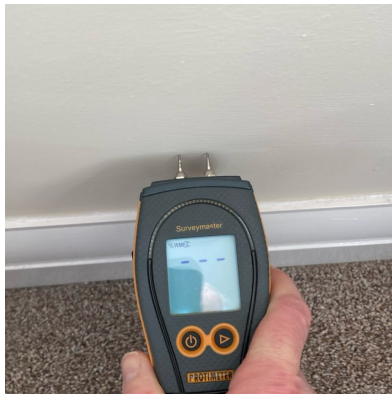


Additional Image 1

Further Information

Further example of minor hairline cracking.





Further Information

I could not see the low level damp proof course. A damp proof course is required to prevent ground water from rising up the walls. We conclude that there is a damp proof course and that it is functional as there was no evidence of rising dampness inside the property. We also found no evidence of penetrating dampness.

*B*utherland *S*urveyors

4.5 Windows //



Condition rating 1

The windows are double glazed in PVC frames.

The windows are in satisfactory condition.

The windows have been replaced in the recent past. You should ask your legal adviser to check whether these windows have either building regulation approval or have been installed by a contractor registered with FENSA. FENSA is a government approved trade association whose members can self-certify that their installations meet the standards of the building regulations (see section 8). If they were installed before April 2002 then the above regulations do not apply.

*B*utherland *S*urveyors

Section 8

4.5 Windows: Obtain FENSA certificate or building regulations approval for replacement windows (and doors if applicable), and warranty, if installed after April 2002.

4.6 Outside doors (including patio doors) //



Additional Image 1



Additional Image 2



Additional Image 3

Condition rating 1

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The front door is of composite. The other outside doors are fully double glazed in PVC frames.

The outside doors are in satisfactory condition.

4.7 Conservatory and porches //

None.

4.8 Other joinery and finishes //



Condition rating 1

The external joinery includes fascias, soffits, and bargeboards.
Made of PVC.
The external joinery is in satisfactory condition.

4.9 Other //

None.

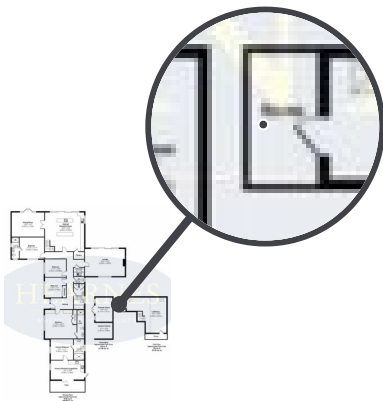
5.0 INSIDE THE PROPERTY

5.1 Roof structure //



Additional Image 1

Additional Image 2



Condition rating 1

The roof here is a simple inclined beam structure (possibly with intermediate support provided to the rafters by the loft ashlar walls). The loads are transferred to the support points on load bearing walls.

The roof structure (where visible) is in satisfactory condition, with no evidence of significant movement, decay, or damp.

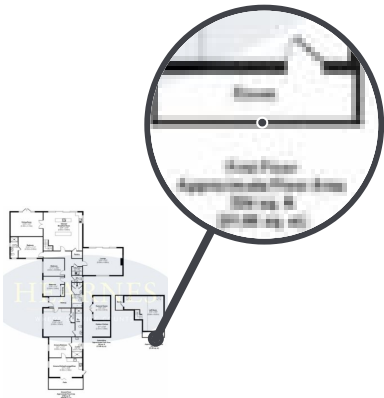
Building regulations approval should have been obtained for the alterations.



Additional Image 1



Additional Image 2



Condition rating 1

The roof visible in the main image is of traditional purlin and rafter construction (likely the original building). The purlins are supported by struts which transmit the roof loads down to the internal loadbearing walls.

The roof structure (Additional image 1) is made with modern lightweight timber trussed rafters which transfer loads to the support points. This is likely an extension. As the structural integrity relies on the timbers acting together as a single unit, no individual member should ever be removed.

The roof structure (where visible) is in satisfactory condition, with no evidence of significant movement, decay, or damp.



Additional Image 1

Additional Image 2



Condition rating 1

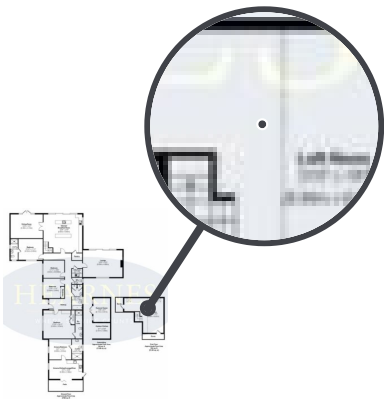
The roof to the annex is a simple inclined beam structure. The loads are transferred to the support points on load bearing walls.

The roof structure (where visible) is in satisfactory condition, with no evidence of significant movement, decay, or damp.

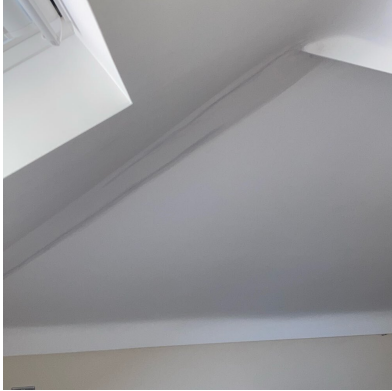


Further Information

A loft room has been added.



5.2 Ceilings //



Condition rating 1

Where ceilings could be inspected from above, these were of modern plasterboard.

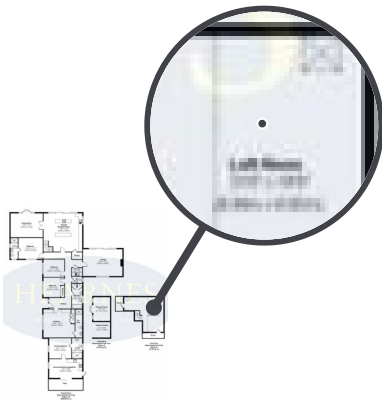
The ceilings are in satisfactory condition.

*B*utherland *S*urveyors



Further Information

There is some hairline cracking, which can no doubt be made good when redecoration is next carried out.



5.3 Walls and partitions //



Condition rating 1

Internal partitions are partly of masonry, partly of timber construction and are finished with plaster, as are the inner face of outside walls.

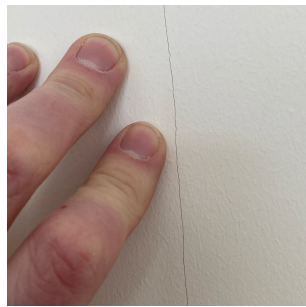
The internal walls are in satisfactory condition.

*B*utherland *S*urveyors

Sample RICS Level 2 Home Survey Report

1 Anywhere Road, Anytown, Level 2

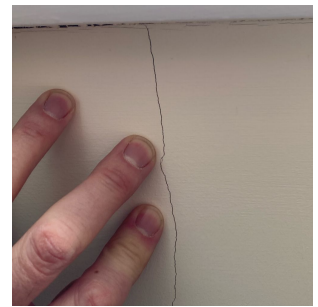
Butherford Surveyors



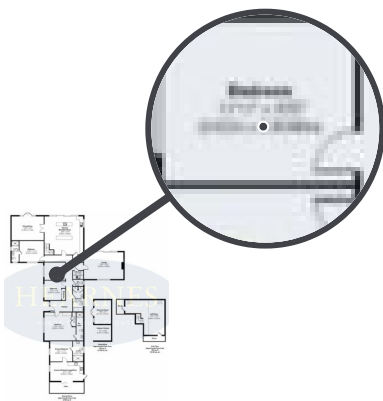
Additional Image 1



Additional Image 2



Additional Image 3



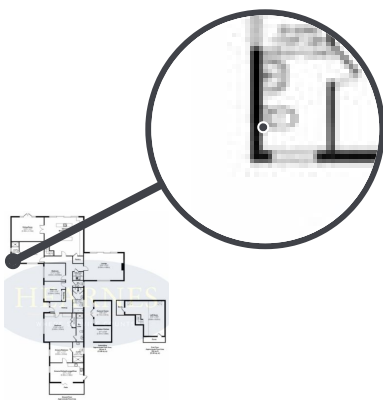
Further Information

There is some minor hairline cracking, but these are not structurally significant and can no doubt be made good when redecoration is next carried out.



Further Information

There is some staining here, but there were no elevated damp readings to give me cause for concern. You should ask the seller if they know what has caused this.



5.4 Floors //



Condition rating 1

The floors to the ground-floor are of solid concrete construction.

The floors to the upper floor(s) are of suspended timber construction.

The floors are in satisfactory condition.

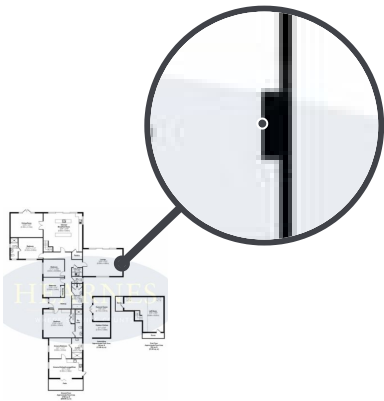
*B*utherland *S*urveyors

5.5 Fireplaces, chimney breasts and flues //



Condition rating 1

There are no chimney breasts. There is a fire surround here.



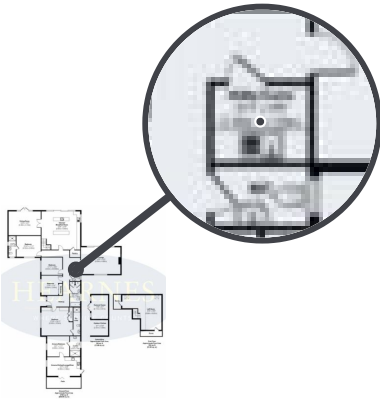
5.6 Built-in fittings (kitchen and other fittings, not including appliances) //



Additional Image 1

Condition rating 2

The utility room fittings are in satisfactory condition, but there is no extractor fan as should be the case (condensation and mould could result).





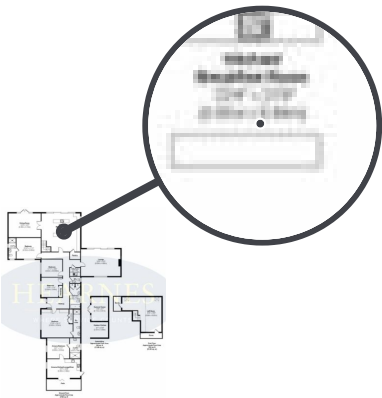
Additional Image 1



Additional Image 2



Additional Image 3



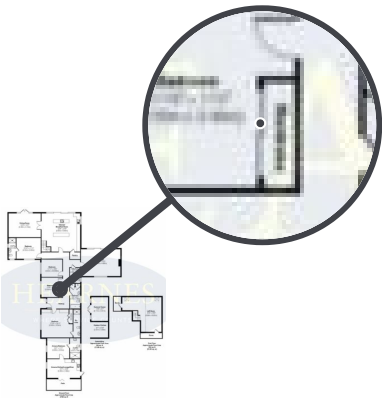
Condition rating 1

The kitchen fittings are in satisfactory condition.



Condition rating 1

These built-in fittings are in satisfactory condition.





Additional Image 1



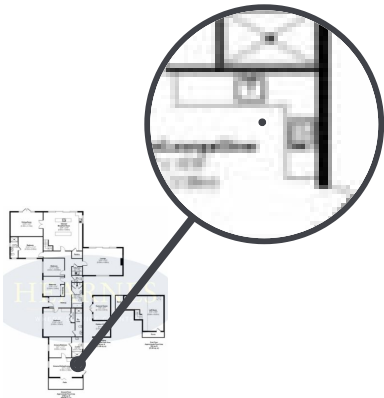
Condition rating 1

These built-in fittings are in satisfactory condition.

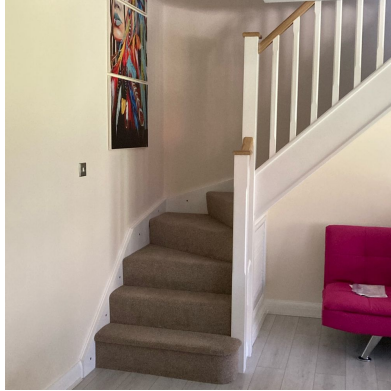


Condition rating 1

The annex kitchen fittings are in satisfactory condition.



5.7 Woodwork (for example, staircase and joinery) //



Additional Image 1

Condition rating 1

The internal joinery comprises of:

- doors, door frames and linings
- window boards and skirtings
- staircase, banister and handrails

The woodwork is in satisfactory condition.



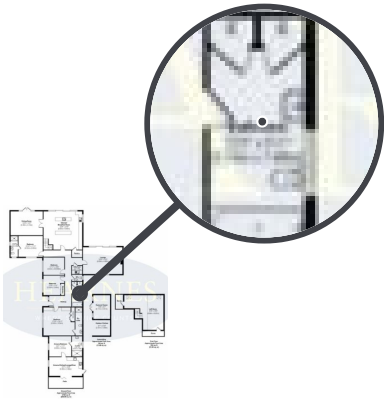
5.8 Bathroom fittings //



Additional Image 1



Additional Image 2

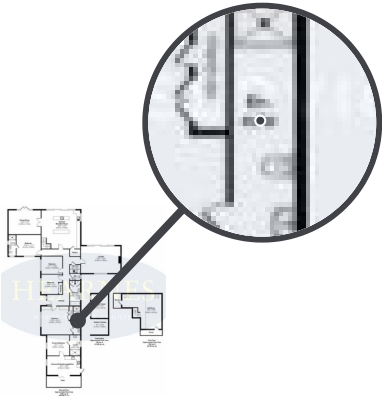


Condition rating 1

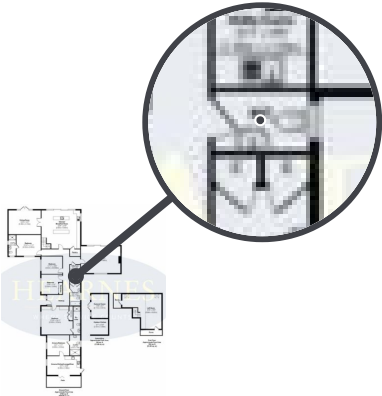
The bathroom fittings are in satisfactory condition.



Condition rating 1



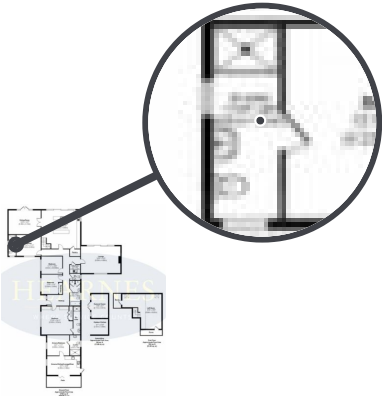
Condition rating 1





Additional Image 1

Condition rating 1

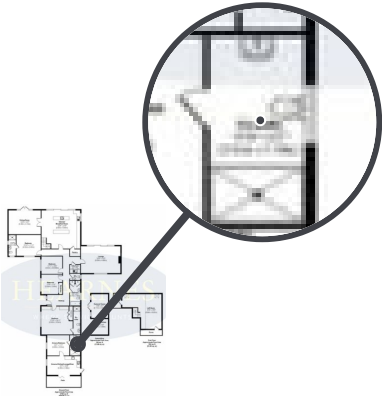


Additional Image 1



Additional Image 2

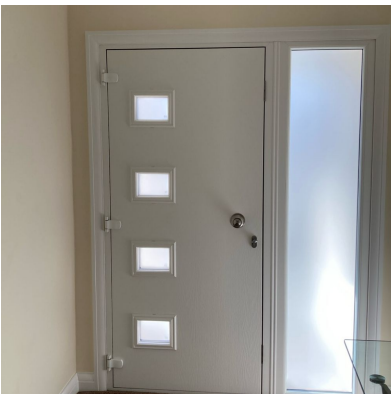
Condition rating 1



5.9 Other //

None.

5.10 Means of escape //



Additional Image 1

Condition rating 1

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The general principle of escaping in the event of a fire, is that the occupants will be alerted to the fire, and that they can escape safely.

In a modern single-storey dwelling, this is achieved by having a mains-operated smoke alarm and keeping internal doors between the hall and habitable rooms closed at night, so that there is a fire escape route to an external door.

I saw nothing that concerned me.

Note that the loft-room should not be used as a bedroom, as it does not have a safe means of escape.

6.0 SERVICES

Services are generally hidden within the construction of the building. This means that we can only inspect the visible parts of the 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.

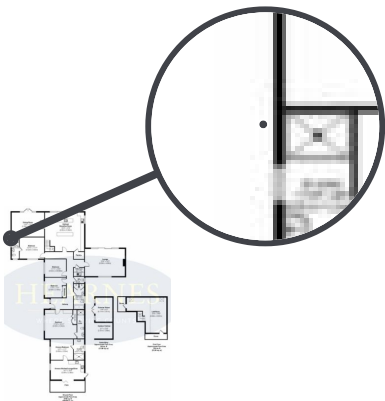
6.1 Electricity //

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, to protect the building from damage and to avoid putting your safety at risk. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice, contact Electrical Safety First.



Description

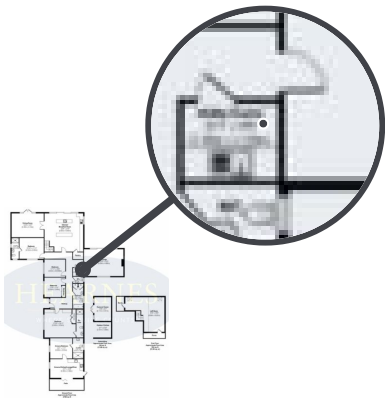
There is a mains electricity supply.





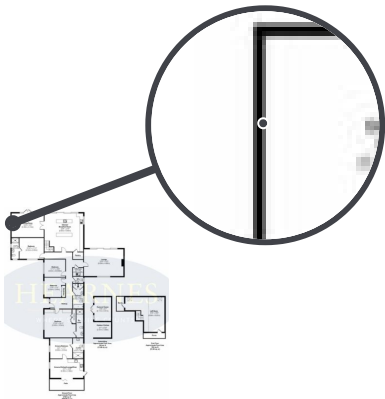
Condition rating 3

The consumer unit is of the modern type with a Residual Circuit Device and Miniature Circuit Breakers to provide protection. I saw nothing that concerned me (other than a cracked face plate (see below)), but I saw no evidence that the electrical system has been checked in the last ten years. You should ask your legal adviser to check for this (see Section 8), and if no such evidence is available, you should ask an appropriately qualified person to test the installation now. **(Further investigation).**



Further Information

Cracked face plate. This should be replaced.



Section 8

6.1 Electricity: Obtain electricity certificate from the last 10 years.

6.2 Gas / oil //

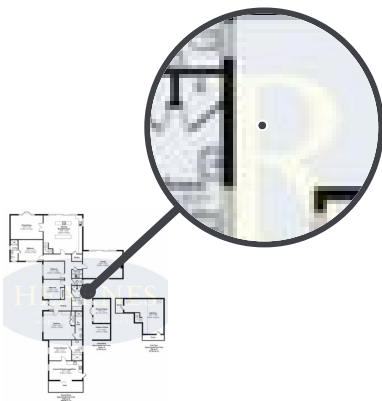
Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire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



Condition rating 3

The property is connected to the mains gas.

I could see no features that concerned me. However, I saw no evidence that the gas installation has been inspected and tested in the last 12 months. You should ask your legal adviser to check for this (see Section 8), and if no such evidence is available, you should ask an appropriately qualified person to test the gas installation now.



Section 8

6.2 Gas/oil: Obtain gas safety certificate and/or servicing records from the last 12 months.

6.3 Water //

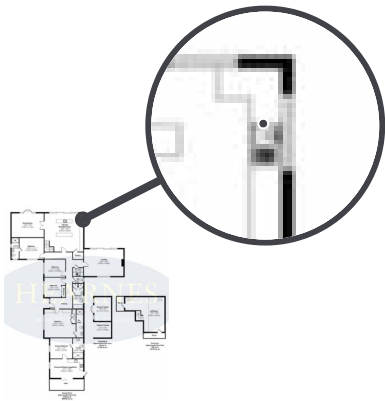


Condition rating 1

There is an independent mains water supply to the property.

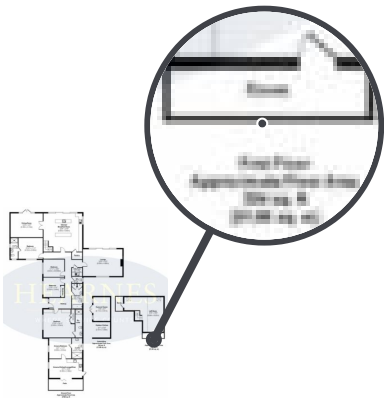
The internal stop valve operates freely. This should be checked regularly so that the water can be quickly turned off in the event of a leak, or when maintenance work needs to be carried out to the plumbing system.

I saw nothing that concerned me.





Additional Image 1



Recommended Improvement

The thermal insulation to the water pipes in the roof space is not complete, and this should be improved. Where water pipes are not fully insulated, this can lead to the water freezing and causing a leak which can lead to considerable damage. This becomes increasingly important as the thermal insulation is improved in roof spaces, as the roof space becomes colder.

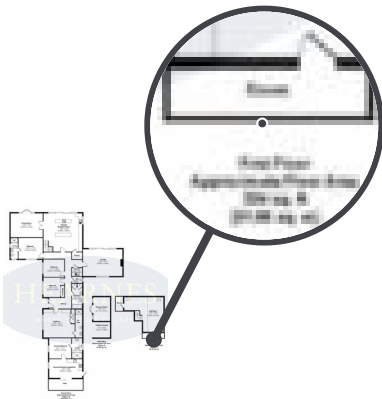
6.4 Heating //



Condition rating 1

The property is heated by a fixed heating system consisting of a natural gas-fired boiler with radiators.

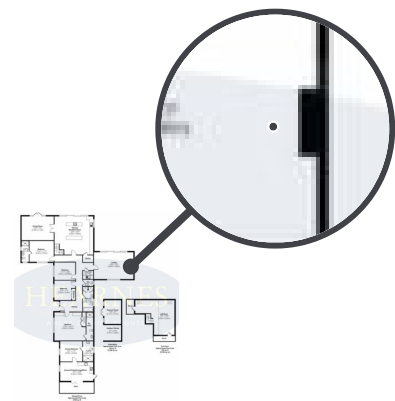
I saw nothing that concerned me about the main heating system.





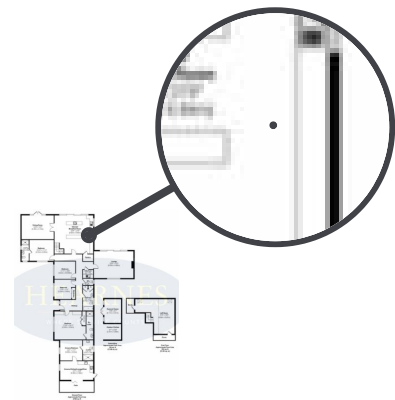
Further Information

I think this is an an electric fire, but I couldn't see any controls. You should ask the seller about this. Electric fires should be inspected when the electrical system is checked (see section 6.1).



Further Information

There are plinth heaters to the kitchen. You should ask the seller about these.





Further Information

There are electric wall heaters to the annex.



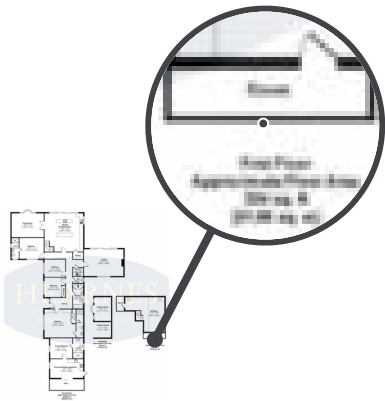
6.5 Water heating //



Condition rating 1

The hot water is provided by a modern unvented system. Cold water is fed directly to the hot water cylinder, which is fitted with a pressure relief valve to stop too high a pressure being generated within the cylinder as the water is heated. Excess water is displaced into a sealed expansion vessel. The cylinder is also fitted with a temperature relief valve as an extra safety precaution. These safety devices should be checked annually.

I saw nothing that concerned me.



6.6 Drainage //

We are only able to comment on areas accessible to us at the time of inspection. The hidden nature of drainage systems means that their true serviceability cannot be fully confirmed without a test being carried out. Nevertheless, our opinion is based on a visual inspection of the accessible areas and the Surveyors experience in systems of this type and age.



Additional Image 1

Condition rating 1

We assume the underground foul drains connect to the main sewer.
We assume the surface water drains connect to the main sewer or soakaways.
I lifted an inspection cover, and saw nothing that concerned me.



6.7 Common or other services //

The property has CCTV. You should ask your legal adviser to obtain details (see section 8).

Section 8

6.7 Common / other services: Obtain details / instructions for the CCTV.

7.0 GROUNDS (including shared areas for flats)

7.1 Garage //

There is no garage.

7.2 Permanent outbuildings and other structures //



Additional Image 1



Additional Image 2



Additional Image 3



Condition rating 2

There is a summer house to the rear, made of timber.

The roof is covered with what appears to be plastic sheeting. There is a stain to the underside of the roof, so there may be a small leak here. I recommend that this is replaced.

Otherwise, the summer house appears to be in satisfactory condition.



Further Information

Possible leak to summer house roof.



Not Inspected

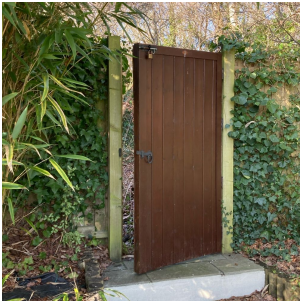
Temporary outbuildings are not inspected. I did note, however, that this shed is at the end of its useful economic life.



7.3 Other //



Additional Image 1



Additional Image 2



Additional Image 3

Description

Butherland Surveyors

The boundaries are indicated by walls and fences and you should ask your legal adviser to check and advise on the ownership and maintenance responsibilities of the boundary structures (see section 8).

There is a gate at the back of the garden opening onto a wooded area. It is not clear who this belongs to. You should ask your legal adviser to check this (see section 8).



Additional Image 1



Further Information

The trees will be an ongoing maintenance item.



Section 8

7.3 Other: Understand about ownership and maintenance responsibilities of boundary structures.

Section 8

7.3 Other: Obtain clarification over ownership of land to rear.

8.0 ISSUES FOR YOUR LEGAL ADVISER

We do not act as the 'legal adviser' and will not comment on any legal documents. However, if during the inspection we identify issues that your legal adviser may need to investigate further, we may refer to these in the report, and these are summarised below.

8.1 You should ask your legal adviser to check and advise on the following //

3.1 Type of property: We assume the property is freehold.

3.3 Extensions and alterations: Planning permission and building regulations approval (including completion certificate) for the extensions / alterations.

3.8 Grounds: Tree Preservation Orders (TPOs).

3.12 Energy efficiency: Possible discrepancy with the Energy Performance Certificate (EPC).

3.12 Energy efficiency: Understand if retrospective cavity wall full-fill thermal insulation has been provided, and if so, if there is a transferable warranty.

4.5 Windows: Obtain FENSA certificate or building regulations approval for replacement windows (and doors if applicable), and warranty, if installed after April 2002.

6.1 Electricity: Obtain electricity certificate from the last 10 years.

6.2 Gas/oil: Obtain gas safety certificate and/or servicing records from the last 12 months.

6.7 Common / other services: Obtain details / instructions for the CCTV.

7.3 Other: Understand about ownership and maintenance responsibilities of boundary structures.

7.3 Other: Obtain clarification over ownership of land to rear.

9.0 ADDITIONAL SERVICES

9.1 Market valuation //

Not applicable.

9.2 Reinstatement cost //

Not applicable.

10.0 SURVEYOR'S DECLARATION

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



Date //

Date

Name //

Daniel Sutherland BA(Hons) PGDipSurv MRICS

RICS number //

1226619

E-mail //

info@sutherlandsurveyors.co.uk

For and on behalf of //

Dundass Ltd T/A Sutherland Surveyors
25 Kings Park Road
Bournemouth
BH7 7AE

11.0 APPENDIX

11.1 What to do now //

Getting quotations

The cost of repairs may influence the mount 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 we 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 the contractors to put the quotations in writing.

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

Further investigations

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

Who you should use for these further investigations

You should ask an appropriately qualified person, though it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to carry out further investigations. For example, qualified electricians can belong to one of five different government-approved schemes.

What the further investigations will involve

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

When to do the work

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

- Condition rating 2 – repairs should be done soon. Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.
- Condition rating 3 – repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

Warning

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks. As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

11.2 Maintenance advice //

These notes are provided as a guide to enable you to inspect your property on a regular basis, to help keep it in good order. They must not be considered to be definitive or fully comprehensive. Regular maintenance inspections and prompt repair of any defects noticed will help keep your repair costs to a minimum. If neglected they may lead to more expensive repairs.

You should look at:

The roofs

1. Check that all the tiles and slates are in good order and replace any that are cracked, slipped or damaged. Ensure that the mortar pointing at the roof edges is kept in good condition.

Flat roofs

2. Make sure that the chippings remain evenly laid. If cracked or bubbled areas are noticed, have these repaired immediately.

Lead and mortar flashings

3. Lead flashing should lay properly; mortar fillets should be free from cracks. Mortar fillets are not fully satisfactory and are best replaced with lead.

Guttering

4. Should run to the downpipe heads at an even slope and be free from splits and cracks. Replace or repair missing or defective sections immediately to protect the property. Clean out the gutters regularly to remove weeds, leaves and granite chippings. Gutter joints do deteriorate with age and the need for resealing must be anticipated from time to time.

Downpipes

5. Check that the junctions of the gutters to the downpipes are in good order and also the joints between the downpipes and the underground piping at ground level. If any downpipes discharge over gulley grids, clear and maintain brick surrounds to stop debris blocking the gulleys.
6. Replace or repair missing or defective sections immediately.

Chimneys

7. Keep chimney pots in good order and ensure they are securely joined to the top of the chimney. Keep the brickwork mortar joints in good condition. If you notice any cracking of the brickwork have it repaired at once.
8. If television aerials have been fixed to the chimney ensure that they are properly secured.

External Joinery

9. Keep in good repair and well decorated.

Outside walls

10. Keep the brickwork, mortar joints in good order. Poor maintenance of brick pointing leads to damp penetration and damage to the brick surface.
11. Make sure the mortar joint protecting the damp proof course is kept in good condition.
12. Keep the joints between the window and door frames and the brickwork in good watertight condition with pliable mastic sealant.
13. Make sure that the mortar around the waste pipes is in good condition.
14. Keep soil and paths at least 150mm below the level of the floors inside to prevent penetrating dampness.
15. If there are air bricks, make sure they are in good order and free from blockage.
16. If the walls are mortar rendered, make sure it is not cracked or loose. Water will get behind poor rendering leading to dampness. All cracked or loose areas should be repaired or replaced.
17. Regularly redecorate any painted walls or timber boarded areas.

Windows and doors

18. Periodically inspect the frames and repair any timbers affected by wet rot. Regular painting helps avoid timber going rotten.
19. Replace cracked and broken panes of glass and renew loose or missing putties before redecoration to avoid wet rot in the frames.
20. Replace broken sash cords and window catches.

Inside the Loft

21. Make a regular inspection to check for signs of leaks which can lead to wet or dry rot taking hold. Carry out any necessary repairs immediately.
22. Check the chimney brickwork for heat cracks.
23. Make sure the roof timbers are not broken, split or affected by rot.

- 24. Clean out water tanks, maintain ball valves and keep tanks and pipes properly insulated and covered.
- 25. Insulate the loft if this has not been done. Do not insulate right up to the eaves or below the water tanks. Make sure the electrical cables are not covered by the insulation.
- 26. Look for wood-boring beetle flight holes and if in any doubt have a specialist firm make an inspection.
- 27. Check ceilings under flat roofs for any signs of leaks and repair affected areas immediately.

Plumbing, heating and electrics

- 28. Ensure that the external and internal stopcocks are readily available in an emergency.
- 29. Keep the plumbing pipework in good condition and periodically clean out the traps to baths, sinks and wash basins.
- 30. Have the central heating appliances annually serviced by a Gas Safe registered contractor.
- 31. Do not make any alterations to the electrical wiring without qualified advice. Amateur repairs and additions can lead to failure of the circuits, fire and risk of electric shock.
- 32. It is advised that the electrical installation is checked by a suitably qualified person at least every ten years as cables and fittings deteriorate with age.

Decorations

- 33. Internally, keep the ceilings, walls and woodwork in good decorative condition.
- 34. External paintwork should not be left more than four years without redecoration.

Drainage

- 35. Periodically lift the manhole covers and have the drains cleaned out if necessary. Keep manhole covers and surrounding mortar in good condition.
- 36. If you have a septic tank; have it pumped out at least once a year.

In the Garden

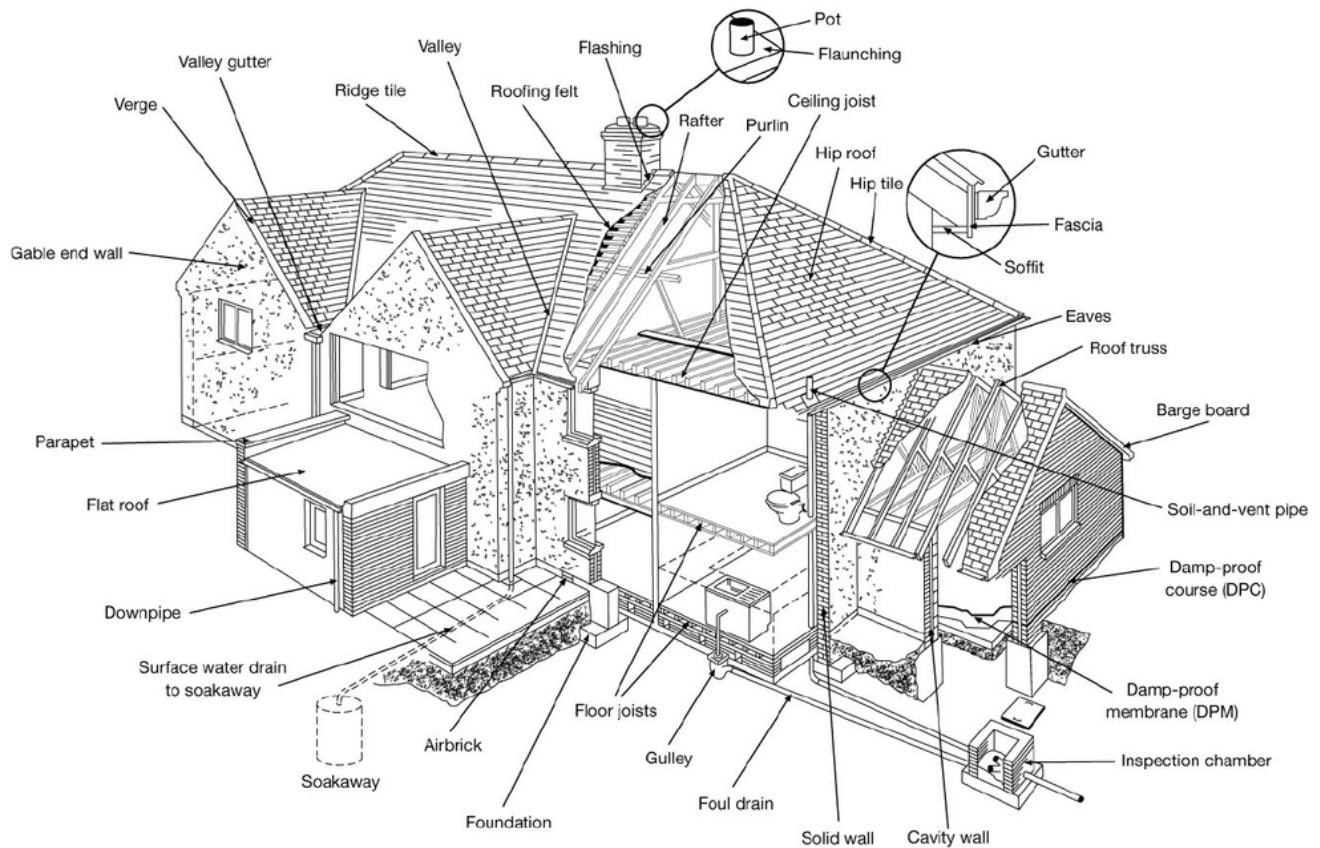
- 37. Keep the hedges, walls, fences, gates, paths and driveways in good order.
- 38. Keep soil, shrubs and trees away from outside walls. Shrubs and trees can break drainage pipes and potentially cause subsidence.

39. Cut back wall creepers regularly as they can destroy the mortar joints between brickwork, stonework, etc encourage dampness and insects and block gutters.

Outbuildings/Garages

40. Check the roofs, gutters, downpipes and walls as suggested for the house.
41. Regularly redecorate timber surfaces.
42. Keep door hinges and locks well oiled. Regularly clean out sliding door channels.

11.3 Typical house diagram //



11.4 Leasehold properties //

Not applicable.

DESCRIPTION OF LEVEL 2 HOME SURVEY

THE SERVICE

The Home Survey is delivered in accordance with the Home survey standard (1st edition) RICS professional statement and is equivalent to level 2, and includes:

- An inspection of the property (see 'The inspection');
- A report based on the inspection (see 'The report'); and
- A market valuation and reinstatement cost assessment, only where specified in the letter of engagement (see 'Market valuation' and 'Reinstatement cost').

The report aims to give you professional advice to help you to:

- Make an informed decision on whether to go ahead with buying the property;
- Understand what repairs or replacements the property needs.
- Consider what further advice you should take before committing to purchase the property; and
- Where a market valuation is provided, make an informed decision on what is a reasonable price to pay for the property.

The surveyor will be an MRICS member of the Royal Institution of Chartered Surveyors (RICS).

THE INSPECTION

We will not provide the service if, after arriving at the property, we decide that:

- a) We lack enough specialist knowledge of the method of construction used to build the property; or
- b) It would be in your best interests to have a building survey.

We will inspect the inside and outside of the main building and all permanent outbuildings, but will not force or open up the fabric. This means that we will not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings. If necessary, we will carry out part of the inspection when standing at ground level from public property next door where accessible.

We will enter the roof space where safe and reasonable to do so, and will visually inspect the roof structure, paying attention to those parts vulnerable to deterioration and damage. We will not move or lift insulation material, stored goods or other contents.

We may use equipment such as a damp-meter, binoculars and torch, and may use a ladder for flat roofs and hatches no more than 3 metres above level ground or floor surfaces if it is safe to do so.

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 we will not test or operate the services. 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

We will inspect the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, we will walk around the grounds and any neighbouring public property where access can be obtained.

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings, but we will not report on leisure facilities, such as the pool itself and its equipment, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Flats

When inspecting flats, we will assess the general condition of outside surfaces of the building, as well as its access area (for example, shared hallways and staircases that lead directly to the subject flat). We will inspect roof spaces only if they are accessible from within the property. We will not inspect drains, lifts, fire alarms and security systems. We will not make any enquiries in relation to the true legal effect of the lease,

External Wall Systems (cladding) are not inspected. If we have specific concerns about this, we recommend further investigation.

Dangerous materials, contamination and environmental issues

We will not make any enquiries about contamination or other environmental dangers. However, if we suspect a problem, we will recommend further investigation.

We will assume that no harmful or dangerous materials have been used in the construction, and we do not have a duty to justify the assumption. However, if the inspection shows that these materials have been used, we will report this.

We will not carry out an asbestos inspection and will not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, we will assume that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. We will not consult the dutyholder.

THE REPORT

We will produce a report of the inspection for you to use (unless you instruct us not to do so), but will not accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in our opinion, may affect the value of the property if they are not addressed.

The report includes the following sections:

- 1.0 Introduction
- 2.0 Overall opinion and summary of condition ratings
- 3.0 About the property
- 4.0 Outside the property
- 5.0 Inside the property
- 6.0 Services
- 7.0 Grounds
- 8.0 Matters for legal adviser's attention
- 9.0 Additional services
- 10.0 Surveyor's declaration
- 11.0 Appendix–
 - What to do now
 - Maintenance advice
 - Typical House diagram
 - Leasehold properties (if applicable)
 - Description of Home Survey
 - Terms of business

Condition ratings

We will give condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows.

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

Condition rating 2 – defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

Condition rating 1 – no repair is currently needed. The property must be maintained in the normal way.

NI – not inspected.

In addition to the condition ratings, we may make recommendations about ways to improve the property (Recommended Improvements), especially in ways relating to safety. We will use the 'Recommended Improvements' section where something cannot accurately be described as a defect but which would nonetheless benefit from improvement or investigation to bring up to modern standards or to check it's safety.

We may also advise of areas where we have concerns (Areas of Concern). Areas of concern might include something which cannot be economically repaired (such as sloping floors), or something about the site which cannot be changed, but which the purchaser should carefully consider before legal commitment to purchase, or a risk which the purchaser should consider.

We will note in the report if it was not possible 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 needed.

We will not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

Energy

We will not prepare the Energy Performance Certificate (EPC). We will endeavour to obtain the most recent certificate from the appropriate central registry where practicable. If we see the current EPC, we will review and state the relevant energy efficiency and rating in this report. In addition, we will check for any obvious discrepancies between the EPC and the subject property, and will explain the implications.

Issues for legal adviser

We will not act as 'the legal adviser' and will not comment on any legal documents. If, during the inspection, we identify issues that your legal adviser may need to investigate further, we may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

The report will be prepared by a Chartered Building Surveyor ('the employee') on behalf of the company ('the employer').

ASSUMPTIONS

The materials, construction, services, fixtures and fittings, and so on
We assume that:

- An inspection of those parts that have not yet been inspected would not identify significant defects (or cause us to alter the valuation where this is provided);
- No dangerous or damaging materials or building techniques have been used in the property;
- There is no contamination in or from the ground, and the ground has not been used as landfill;
- The property is connected to, and has the right to use, the mains services mentioned in the report; and
- Where a valuation is provided, the valuation does not take account of any furnishings, removable fittings and sales incentives of any description.

Legal matters

We assume that:

- The property is sold with 'vacant possession' (your legal adviser can give you more information on this term);
- The condition of the property, or the purpose that the property is or will be used for, does not break any laws;
- No particularly troublesome or unusual restrictions apply to the property, that the property is not affected by problems which would be revealed by the usual legal enquiries and that all necessary planning and building regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions; and
- The property has the right to use the mains services on normal terms, and that sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local authority, not private, control).

We will report any more assumptions that have been made or found not to apply.

If the property is leasehold, the general advice referred to earlier explains what other assumptions we will make.

MARKET VALUATION

An opinion of market value will only be given if this is explicitly stated in the letter of engagement.

'Market value' is the estimated amount for which a property should exchange on the date of the valuation between a willing buyer and a willing seller, in an arm's length transaction after the property was properly marketed wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the market value, we will make the assumptions as described in the previous section.

The purpose of the market valuation is for the client's own use, and is not for lending purposes.

REINSTATEMENT COST

A reinstatement cost will only be given if this is explicitly stated in the letter of engagement.

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques and in line with current building regulations and other legal requirements.

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees). The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

TERMS OF BUSINESS

GENERAL

In accordance with professional rules, we (Sutherland Surveyors) are required to provide you with our terms of business. The terms set out below shall apply to all business unless varied in writing. Agreement to these terms of business and to those set out in any letter of engagement will be assumed unless we hear from you in writing to the contrary.

We will only accept instructions for which we have the necessary skill, knowledge, experience and qualifications (as appropriate).

FEES

Our fees will usually be calculated on one of the following bases. They will be detailed in our letter of engagement to you, which will also set out the scope of the instructions on which the fee is based. A minimum fee of £330 will apply in all cases unless otherwise agreed.

Hourly: You will be charged per hour at an agreed rate which reflects the nature of the work.

Fixed fee: In some circumstances, it may be possible to agree a fixed fee. If the scope of the work increases, then additional work will be charged at the rate of £165 per hour. If the scope of the work decreases, then an agreement will be arrived at the earliest opportunity.

Percentage of contract value: Where construction work is being carried out, fees may be charged on the basis of a percentage of the final agreed construction costs (excluding VAT). If there are significant changes to the scheme, for example several design changes or a reduction in the scope of the work at a late stage, leading to either an increase in the amount of work or in a reduction of the fee that would have been payable had the scope of the work not been reduced, then fees will be payable on the basis of the agreed percentage for that stage of professional work.

An estimate may be provided although this will of course only apply to the work specified, and the actual sum will be determined as set out in the letter of engagement.

DISBURSEMENTS/EXPENSES

Unless otherwise agreed, expenses such as plans, photographs, ordnance survey data, etc and incidental expenses such as travelling, accommodation, postage, etc will be payable in addition to any fees, whether in an interim or final account regardless of the result of the work whereby the expenses have been incurred. Travel will be charged at 45p per mile. B/W drawings will be charged at £0.50,

£1.00, and £1.50 for paper sizes A4, A3 and A1 respectively. Colour drawings will be charged at £1.00, £2.00 and £5.00 for paper sizes A4, A3 and A1 respectively.

VALUE ADDED TAX

Where VAT is payable, this will be clearly stated in our letter of engagement.

CANCELLATION / WITHDRAWAL OF INSTRUCTIONS

In the event of instructions being withdrawn or discontinued for any reason, all outstanding work and expenses will be invoiced and payable immediately.

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 particular, once we have started work, or you cancel your instructions after 1pm on the day before any scheduled appointment (whichever is earlier), you will lose your right to cancel during the 14-day 'cooling off' period provided by the Regulations, and a minimum fee of £330 will be payable..

PAYMENT OF FEES

All invoices are payable within 14 days of issue, unless otherwise expressly agreed. If you are likely to find it difficult to pay within this timescale, please let us know at the earliest opportunity. We reserve the right to levy interest on overdue accounts at 5% above Lloyds TSB base rate, to be charged on a daily basis.

CLIENTS' MONEY

Sutherland Surveyors will not hold clients' money.

COMPLAINTS

We obviously hope that nothing will go wrong in our dealings with you but, if you do have a complaint against us, we have a procedure for handling it which complies with RICS Regulations Rule 7. This sets out time limits for our response to you and ultimately allows for independent arbitration if required. A full copy of this procedure is available on request. In brief, if you cannot resolve the matter with the person responsible for your affairs please do not hesitate to write, in the first instance, to "The Secretary".

PROVISION OF SERVICE REGULATIONS 2009

A list of Directors' names may be inspected at our registered office. The firm is Regulated by RICS (the Royal Institution of Chartered Surveyors). Individuals may be members of this or other professional bodies as shown on the profile of each person.

Any contractual dealings with us are determined by letter of engagement between ourselves and our clients and by these Terms of Business and will be governed by English Law.

LIABILITY

Any report is provided for your use, and we cannot accept any responsibility if it is used, or relied upon, by anyone else.

Any statements of opinion expressed by a surveyor ('the Employee') are expressed on behalf of the company (Sutherland Surveyors) ('the Employer'), who accepts full responsibility for these. Without prejudice and separately to the above, the Employee will have no personal liability in respect to any statements and opinions expressed, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee. To the extent that any part of this notification is a restriction of liability within the meaning of the Unfair Contract Terms Act 1977 it does not apply to death or personal injury resulting from negligence.

RICS recommends the use of liability caps to RICS-regulated firms as a way in which to manage the risk in professional work. Our aggregate liability arising out of, or in connection with, our provided services, whether arising from negligence, breach of contract, or any other cause whatsoever, shall in no event exceed £250,000. This clause shall not exclude or limit our liability for actual fraud and shall not limit our liability for death or personal injury caused by our negligence.

If you suffer loss as a result of our breach of contract or negligence, our liability shall be limited to a just and equitable proportion of your loss having regard to the extent of responsibility of any other party. Our liability shall not increase by reason of a shortfall in recovery from any other party, whether that shortfall arises from an agreement between you and them, your difficulty in enforcement, or any other cause.

Our contract with you for the provision of these services is subject to English law. Any dispute in relation to this contract, or any aspect of the services, shall be subject to the exclusive jurisdiction of the Courts of England and Wales, and shall be determined by the application of English law, regardless of who initiates proceedings in relation to the services.

The company carries Professional Indemnity Insurance in accordance with RICS Regulations.

REFERRAL FEES

We may pay a referral fee or equivalent to any party who may have recommended us.

RETENTION AND AUDIT OF DOCUMENTS AND FILES

We will retain all files and documents for a reasonable period, which will in any event be not less than 6 years after completion or termination of the service(s). These will be securely stored and available for future inspection, if required, for up to a maximum of 15 years.

As an RICS regulated firm, external organisations may conduct audit or quality assurance reviews on our practice. Your file may be subject to monitoring and review, and we will need to provide this to RICS on request in accordance with RICS Rules of Conduct for Members and/or RICS Rules of Conduct for Firms.