

# Peer | King Surveyors

## LEVEL 3 Your Survey Report

Property Address 42 Any Street  
Norwich  
NR1 1AA

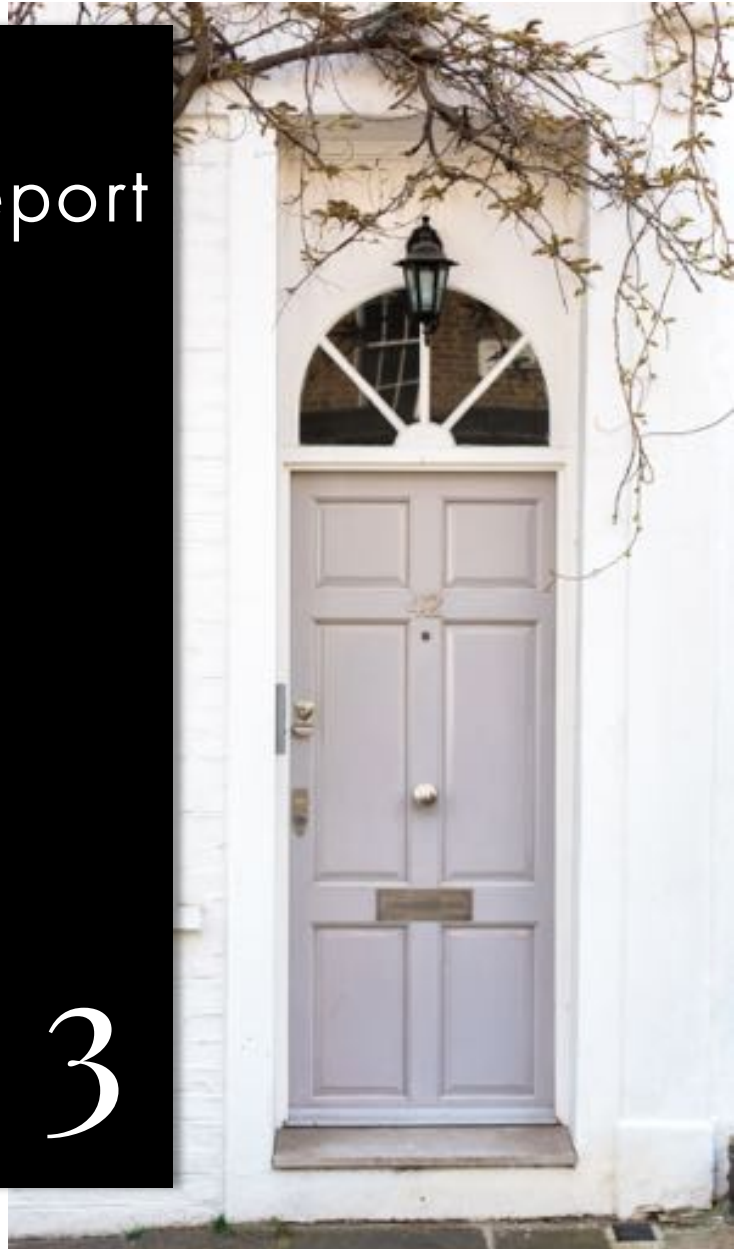
Client's Name Mr A & Mrs B Sample

Consultation date (if applicable)

Inspection date 14 October 1066

Surveyor's RICS number 1234567

# 3



# Contents

<b>A</b>	About the inspection and report .....	3
<b>B</b>	Overall opinion .....	7
<b>C</b>	About the property .....	13
<b>D</b>	Outside the property .....	21
<b>E</b>	Inside the property .....	32
<b>F</b>	Services .....	40
<b>G</b>	Grounds .....	46
<b>H</b>	Issues for your legal advisors .....	50
<b>I</b>	Risks .....	52
<b>J</b>	Energy matters .....	54
<b>K</b>	Surveyor's declaration .....	56
<b>L</b>	What to do now .....	58
<b>M</b>	Description of the RICS Home Survey – Level 3 service and terms of engagement .....	60
<b>N</b>	Typical house diagram .....	66
	RICS disclaimer .....	70

# A

## About the inspection and report

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

# A

## About the inspection and report

As agreed, this report will contain the following:

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

### About the report

We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase

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 carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually 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. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- 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 outline the condition of the other part.

## (!) Reminder

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



## About the inspection

Surveyor's name

P. King MRICS

Surveyor's RICS number

1234567

Company name

Peer | King Surveyors

Date of the inspection

14 October 1066

Report reference number

C3POR2D2

Related party disclosure

No conflict. I am not aware that there is any conflict of interest as defined in the RICS Valuation Standards and RICS Rules of Conduct.

Full address and postcode of the property

42 Any Street

Norwich

NR1 1AA

Weather conditions when the inspection took place

6°C, partly cloudy, wind SW @ 13MPH; weather preceding inspection was heavy rain and storms.

Status of the property when the inspection took place

The property was unoccupied and partly furnished at the time of my inspection – furniture and personal effects were present. Floor coverings, fixed units, and unmoved furniture limited inspection of hidden areas of the property. The property has fixed floor coverings in all rooms. In the absence of cardinal points (i.e. North, South, East, West), directional references to the exterior of the property (i.e. Left and Right) are taken as if facing the FRONT elevation of the property from the road.

# B

## Overall opinion

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

### Important note

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

## Summary of condition ratings

### Overall opinion of property

We are pleased to advise you that in our opinion the property is, on the whole, a reasonable proposition for purchase provided you are prepared to accept the costs and inconvenience of dealing with the various repairs/improvement works drawn to your attention within this report. Provided the necessary work is carried out to a satisfactory standard we see no reason why there should be any special difficulties upon resale, provided the property is correctly priced and marketed.

Part of the chimney breast at the party wall with #233 has been removed in an unsafe manner; there is no steelwork supporting the remaining chimney breast or the chimney stack above the roof, and no structural reinforcement of any kind visible. You should instruct a structural engineer to conduct a survey and advise on the implications of the current arrangement as well as any remedial works that may be required.

As soon as you receive the quotations and reports for the works specified, and also the responses from your legal advisor, we would be pleased to advise whether or not they would cause us to change the advice or valuation given herein.

We have been informed that the results of your environmental search indicate the presence of historic mine workings and sinkholes in close proximity to the property. You should ensure that you are able to obtain buildings insurance without onerous terms, including cover for subsidence and land heave. Cover may be more expensive than usual or may be difficult to get.

We must make you aware that should you decide to exchange contracts without obtaining this information, you must accept the risk that adverse factors might come to light in the future.

If, after reading and considering this report, you intend to proceed with the purchase, you are advised to send a copy as soon as possible to your legal advisor.



# B

## Summary of condition ratings

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



### 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
F1	Electricity Safety Certificate	
F2	Gas Safety Certificate	
F3	Water Regulations Certificate	
F4	Heating (Gas) Safety Certificate	
F5	Water Heating (Gas) Safety Certificate	



### Elements that require urgent attention

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

Element no.	Element name	Comments (if applicable)
E1	Roof Structure	Chimney at party wall removed unsafely
F1	Electricity	Safety certificate
F2	Gas	Safety certificate
F3	Water	Regulations certificate
F4	Heating	Safety certificate
F5	Water Heating	Safety certificate

## Summary of condition ratings



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

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

Element no.	Element name	Comments (if applicable)
D4	Main Walls	
D5	Windows	
D6	Outside Doors	
D8	Other joinery & finishes	Soffits, bargeboards, fascias
E2	Ceilings	
E5	Fireplaces, chimney breasts	
E7	Woodwork	
E8	Bathroom Fittings	
G2	Other outbuildings	Sheds at rear of garden
G3	Grounds (Generally)	Gardens and boundaries



### Elements with no current issues

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

Element no.	Element name	Comments (if applicable)
D2	Roof Coverings	
D3	Rainwater pipes & gutters	
E3	Walls & Partitions	
E4	Floors	
E6	Built-in Fittings	

# B

## Summary of condition ratings

### NI

#### Elements not inspected Summary of repairs and cost guidance

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

Element no.	Element name	
Fó	Drainage	Manholes not lifted

# B

## Summary of condition ratings

### Summary of repairs and cost guidance

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

Repairs	Cost guidance (optional)
Structural support to chimney stack at party wall (see Further Investigations, below, and also E1)	
Localised repairs to brickwork and pointing	
Replace mastics to door and window jambs where noted	
Replace mastics and grout in first floor bathroom where noted	

### Further investigations

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

A structural engineer's report should be commissioned to investigate the part-removed chimney breast at the party wall with #233 and comment on the stability of the chimney stack, and any remedial works that may be required.

We have been informed that the results of your environmental search indicate the presence of historic mine workings and sinkholes in close proximity to the property. You should ensure that you are able to obtain buildings insurance without onerous terms, including cover for subsidence and land heave. Cover may be more expensive than usual or may be difficult to get.

# C

## About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

## About the property

### Type of property

Semi-Detached House

### Approximate year the property was built

1930-1940

### Approximate year the property was extended

Unknown

### Approximate year the property was converted

N/A

### Information relevant to flats and maisonettes

N/A

### Construction

The property was built using traditional materials and techniques. The walls of the main body of the property are brick cavity walls (both inner and outer leaves), laid in running bond. The main roof is pitched and clad in clay pantiles. The internal floors are of suspended timber construction. The property is purpose-built as a dwelling and has not been converted.

## C

## About the property

### Accommodation

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

### Means of escape

The internal doors do not appear to be fire rated. Doorsets in dwelling houses should meet Building Regulations Approved Document B: Fire Safety (Appendix C).

The door between the kitchen/living area and the ground floor stair landing is not fire rated and therefore no fire compartmentation exists in this area.

You are advised to consider the installation of a more comprehensive smoke / heat detection system to LD3 standard under BS 5839 Pt 6: 2019 with heat detector in the kitchen and smoke detection in the living room and all bedrooms.

# 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.

We will advise on the appropriateness of any energy improvements recommended by the EPC.

### Energy efficiency rating

Current: 62 | D      Potential: 74 | C

### Issues relating to the energy efficiency rating

None

### Mains services

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

☒ Gas      ☒ Electric      ☒ Water      ☒ Drainage

#### Central heating

☒ Gas      ☐ Electric      ☐ Solid Fuel      ☐ Oil      ☐ None

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

None

### Other energy matters

None



# C

## Location and Facilities

### Grounds

There is a dropped kerb at front accessing a pea shingle clad front parking area with space for 2# cars and perimeter paving. A paved path around the north side of the house leads to a large rear garden mainly laid to lawn with a timber deck and pergola adjacent to the rear of the house. There are 2# timber sheds at the rear of the garden.

### Location

The property is located in Narnia, just south of the A1042.

Norwich town centre and station are approximately 3 – 3.5 miles to the west, with the station serving London, Liverpool, Cambridge, and other county destinations. Norwich airport is approximately 5.25 miles to the northwest. Any Street itself is broad and parking is easy to find, and the neighbouring houses were well kept and in good condition during my inspection.

### Facilities

There are daily amenities and conveniences in the immediate vicinity, including a supermarket and several recreation grounds. Norwich town centre (~3.5 miles west) provides all lifestyle and practical amenities including doctor's surgeries, pharmacies, shops, restaurants, pubs, and post offices.

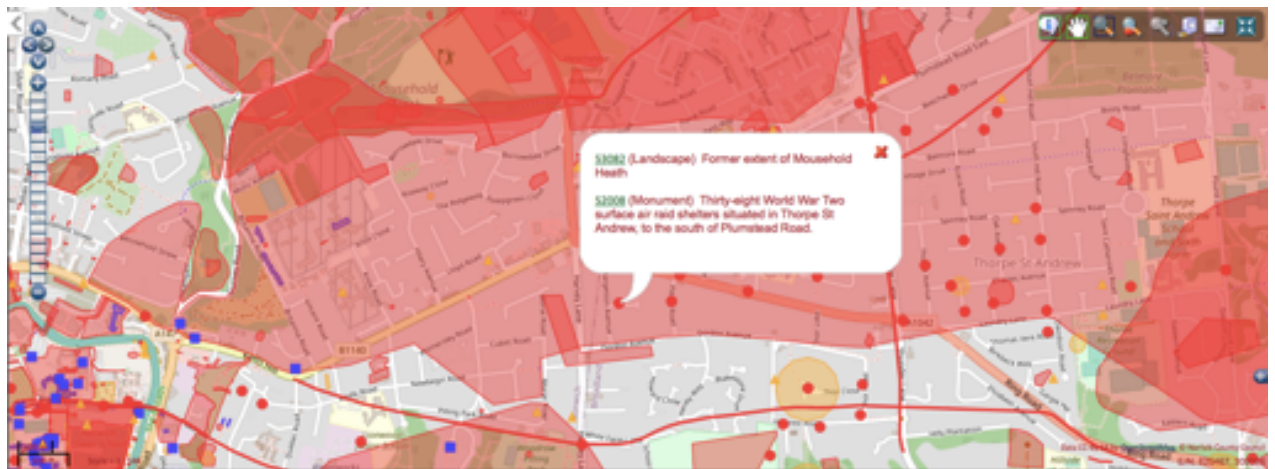
Local schools include:

St Williams Primary School (Ages 3-11, mixed; Ofsted: Outstanding)

Super Academy, School Road (Ages 11-19, mixed; Ofsted: Good)

### Local environment

The property is in an area that is unlikely to flood (see section 12 Risks). We have been provided with excerpts from your local search indicating the likelihood of mining cavities and sinkholes in the local area. Although it is likely that there was historic chalk mining in this part of Norwich, our search of the Norfolk Heritage Explorer has only yielded references to World War II bomb shelters (see below):

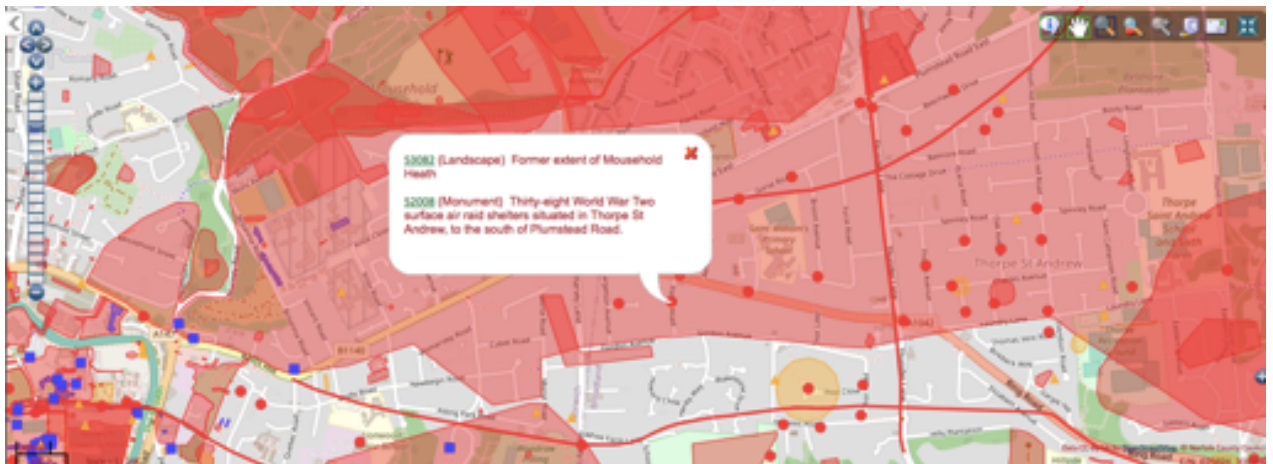


*Local environment continues...*

# C

## Location and Facilities

... Local environment continued



You should ensure that you are able to obtain buildings insurance without onerous terms, including cover for subsidence and land heave. Cover may be more expensive than usual or may be difficult to get.

During my inspection I found no evidence of historic or current subsidence (see *D – Outside the Property*, below).

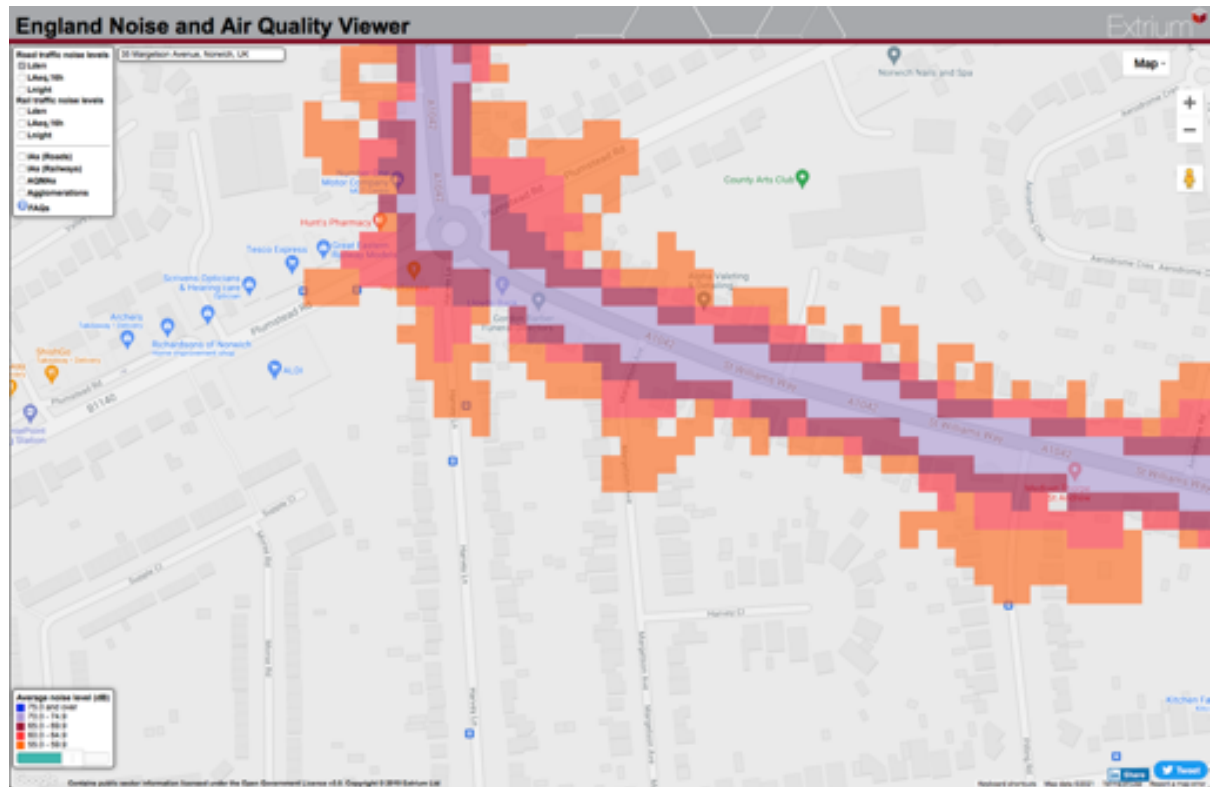
Any further issues should be raised in the environmental and planning searches undertaken by your legal advisor.

# C

## Location and Facilities

### Other local factors

There was audible road noise from the A1042 during my inspection. Data suggests that the property is in a location that may suffer some nuisance from traffic noise on this road (see below).

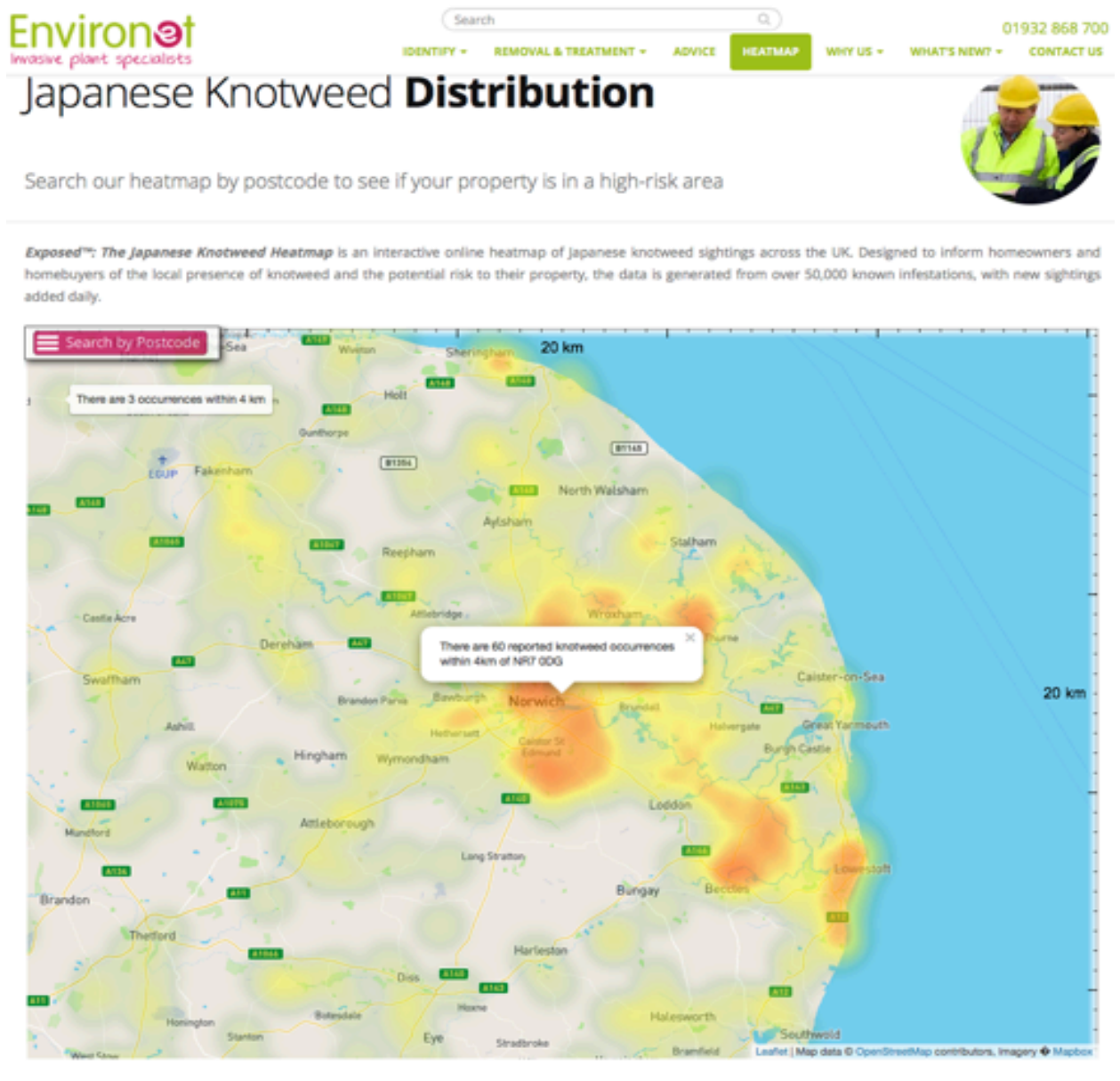


*Other local factors continues...*

## Location and Facilities

... Other local factors continued

We have not checked for Japanese Knotweed (JKW) or other invasive plants, however, if any suspected invasive plants were visible during our inspection these will be noted. The property is in a medium level 'hot-spot' for JKW (see below). It is recommended that you commission an inspection and report from a qualified specialist if you have concerns about invasive plants, as we cannot rule out the possible presence of JKW or other invasive plant species.



# D

Outside the property



# D

## Outside the property

### Limitations on the inspection

My inspection of the property was limited to those parts that could be seen from ground level within the boundaries of the property and from the public highway. It is therefore possible that defects may exist in unseen areas.

### D1 Chimney stacks

1 2 3 NI

The property has one chimney stack situated on the party wall line with #233 Any Street.

The chimney is built of brick and decorated with a string course. There was no visible spalling or efflorescence, and the pointing is in average condition. There is 1# pot on the #233 side, comprised of material likely to contain asbestos. Although this is not an immediate problem, asbestos fibres are a safety hazard when disturbed, and due care and attention should be taken when working with such material (see Section I3). Flashing was not visible. The flashings were in average condition with no major gaps or separation, however, there was evidence of historic localised repairs. There was some moss growth on the upper part of the chimney that should be removed periodically. Moss absorbs large amounts of water and during a freeze/thaw cycle it can expand and contract significantly, cracking brickwork and pointing. Condition Rating 2.

2



*Informative: Chimney stacks are particularly exposed to the weather and so regular maintenance must be carried out to ensure their stability and weather tightness*

# D

## Outside the property

### D2 Roof coverings

The main roof is clad in clay pantile and its ridge runs north/south, with a gable-ended cross wing at the north side. Both front and rear roof slopes are in good condition, with no visible deflection and no cracked or missing tiles. The flashings at the valley gutter were tight and sound, and cement fillets, where visible, were in good condition also. Condition Rating 1.

1



*D2 continues...*

# D

## Outside the property

... D2 continued

The rear extension roof was in similar condition, and its flashings connecting it to the rear elevation of the main house appeared tight and sound. There is some moss and lichen growth. This should be removed periodically as it inhibits roof efficiency and could lead to gutters and rainwater goods becoming blocked. We recommend that pointing and bedding to the ridge tiles is checked when moss removal is undertaken. Condition Rating 1.





# D

## Outside the property

### D3 Rainwater pipes and gutters

The rainwater goods are made of PVC and in broadly good condition. Where inspected the gutters were clear. Gutters should be cleaned on a regular basis to avoid blockage, which can lead to water overflow onto wall surfaces and downpipe blockage. Condition Rating 1.

Gullies and drains, where inspected, were clear. You should make sure to check these periodically and ensure they are free of leaves and other debris so that rainwater can be efficiently carried off to the mains drainage. Condition Rating 1.

*Informative: the gutters at the front (above the porch) drain rainwater from #233 Any Street across the party wall to a downpipe located at the property.*

1



# D

## Outside the property

### D4 Main walls

The main walls are of brick and brick cavity wall construction (i.e. with bricks used for both the inner and outer leaves of the cavity), with red rubber bricks laid in Running Bond ('one-over-two'). The elevations are in average condition, with broadly satisfactory pointing and minor cosmetic defects consistent with an early 20<sup>th</sup> century property. The DPC was partly visible at the northeast corner of the house and appears to be comprised of bituminous material, consistent with the age of the house.

2

There are intermittent holes in the pointing consistent with the installation of blown cavity wall insulation, and evidence of this was found in the loft void (see E1, below). There are numerous instances of localised pointing failure, particularly at door and window heads. We would recommend instructing a competent bricklayer to carry out localised repointing and repair where required. Condition Rating 2.



*D4 continues...*



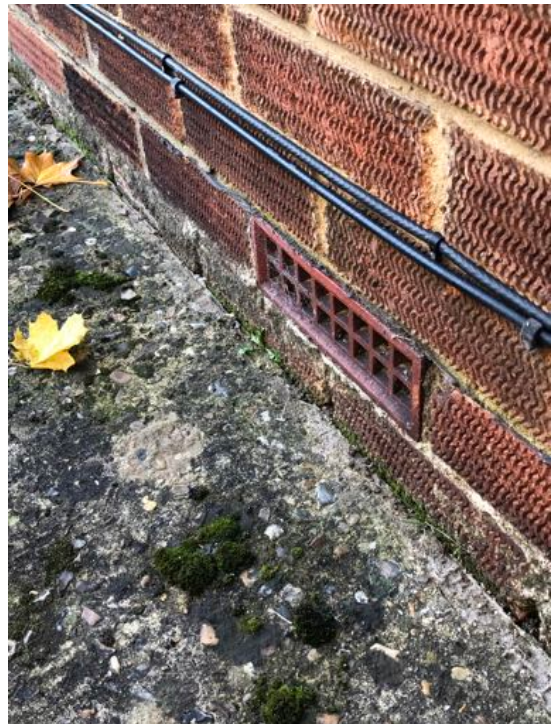
# D

## Outside the property

... D4 continued



Airbricks provide ventilation to the subfloor void, and you should ensure these are kept clear to maintain airflow and prevent condensation in the subfloor void. Condition Rating 1.



# D

## Outside the property

### D5 Windows

The windows are PVC double glazed units and appear to be in good condition. There were no visible gaps to the edge seals (with the exception of the kitchen window noted below) and no visible misting to the double glazed units themselves. A sample of windows was tested and these opened, shut, and locked cleanly. Condition Rating 1.

The junction between the kitchen window/cill/wall on the north jamb shows evidence of failing edge mastic. This should be replaced to prevent water ingress and ensure a weathertight seal. Condition Rating 2.



There are no trickle vents to any of the windows (except to the W/C at ground floor) and therefore no means of providing passive ventilation. Condensation may be encountered during the course of normal occupancy. If not managed correctly, condensation can lead to mould growth, which can have adverse health effects. Maintaining a reasonable balance between heating, ventilation, and insulation should prevent excessive condensation. This may require a review of your lifestyle and occupancy of the building (e.g. opening windows, heating intervals, and use of appliances such as tumble dryers). Condition Rating 2.

*Informative: the property has double glazed windows which appear to have been fitted after 2002 when new regulation came into effect. Double glazed windows fitted after this date must either be installed by qualified contractors (FENSA registered) or alternatively be the subject of building regulation approval obtained at the time of installation. Your legal advisor should request certification.*

2



# D

## Outside the property

### D6 Outside doors (including patio doors)

2

The front door is hardwood timber. The door, cill, and lintel generally appear to be in good condition with no visible damp or cracking. The door opened, shut, and locked cleanly. The edge seal to the jamb on the north side (right-hand side when facing the door) showed a wide gap. The mastic here should be replaced soon to prevent water ingress and ensure a weathertight seal. Condition Rating 2.

The rear exterior doors are PVC with double glazed units and appear to be broadly in good condition. The head flashings have sufficient overhang to form drips and carry water away from the doors. There was no visible misting to any double glazed units themselves. The doors opened, shut, and locked cleanly. These doors exhibited localised failure of the edge seals on both jambs. This should be repaired soon to prevent water ingress and ensure a weathertight seal. We recommend this can be done jointly with the edge seal replacement to the window noted in D5, above, and the front door. Condition Rating 2.



### D7 Conservatory and porches

None.

# D

## Outside the property

### D8 Other joinery and finishes

Bargeboards, fascias, and soffits – where present – are generally in average condition. they could benefit from redecoration throughout. There are eaves vents present to ventilate the roof void, however, I could not see evidence of corresponding ridge ventilation (see E1). Some of the soffit vents were loose and possibly blocked. Condition Rating 2.

The soffit panels are of a type likely to contain asbestos cement. Asbestos fibres are a safety hazard when disturbed, and due care and attention should be taken when working with such material (see Section I3). Condition Rating 2.

2



*D8 continues...*

# D

## Outside the property

... D8 continued

There is a painted timber soffit over the front door that is in generally poor decorative condition. There is a hole in the board nearest the front wall. This should be repaired to prevent birds from nesting in the eaves, and the whole would benefit from redecoration soon. Condition Rating 2.



### D9 Other

No other matters.

# E

Inside the property



# Inside the property

## Limitations on the inspection

Furniture, personal items, and stored materials in cupboards restricted inspection to certain areas. Whilst I have taken all reasonable care, hidden defects may be present in areas that I was unable to inspect. Appliances and fittings such as kitchen items, baths, showers, etc... have not been tested.

## E1 Roof structure

1 2 3 NI

The roof is of rafter and purlin construction, typical for a house of this type and age. There was no evidence of splay or deflection in the roof timbers and no evidence of structural movement. The loft is not boarded, and stored items prevented inspection of some of areas of the eaves. The loft has ladder access but no light. I saw no evidence of insect infestation or vermin.

There is glass fibre batt insulation present above the ceiling and between the ceiling joists to a depth of approximately 260mm and a certificate for its installation is present. Some batts have been disturbed or moved and should be replaced to maximise their thermal efficiency. Condition Rating 2.

One of the original chimney breasts on the party wall with #233 Any Street has been removed in an unsafe manner. There is no steel, no bracket, or indeed any structural reinforcement of any kind under the removed section; this has effectively undermined the support of the chimney stack on the roof. You should instruct a structural engineer as soon as possible to inspect the chimney and advise on remedial measures to reinforce it. The present situation is hazardous. Condition Rating 3.

3



*E1 continues...*

# E

## Inside the property

... E1 continued

Further to the removed chimney noted above, there is failing pointing to the party wall in several places. Party walls act as a firebreak between properties and any gaps in the wall expose both properties to fire risk from the other. During any remedial works to the chimney you should make localised repairs wherever required to ensure the integrity of the party wall. Condition Rating 3.

There is evidence of the installation of blown cavity wall insulation (see photo at left, below). You should have your legal advisor query the availability of any warranties or guarantees on this installation.

There are several timbers near the junction between the main body of the house and the north cross wing which appear to be blackened. These timbers felt sound during my inspection and showed no signs of fire damage. A sample of damp meter readings taken on them tested dry. Given the likelihood of a removed chimney in this location, it is possible that these timbers are soot blackened (e.g. possibly due to a small failure in the removed chimney's pointing, for example) but were retained when the roof surface was replaced. If you have further concerns about their integrity I would recommend asking a structural engineer to comment during their inspection of the chimney. Condition Rating 2.



*Informative: any items stored in the roof should be of lightweight nature and spread evenly in the roof void to avoid the possibility of damage to the ceilings thereunder. Rafter/purlin construction was not designed to allow for excess weight and therefore the storage of items is discouraged.*

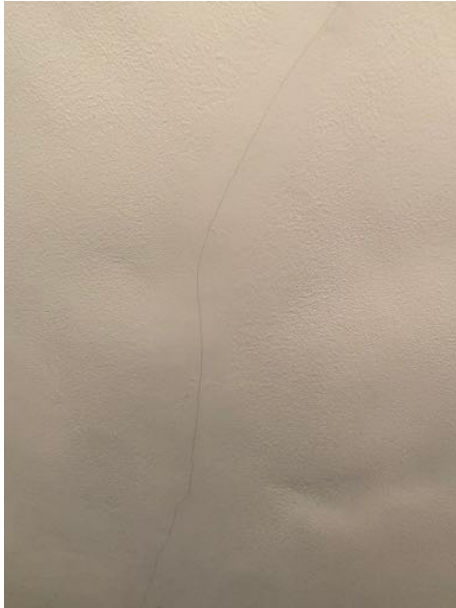
# E

## Inside the property

### E2 Ceilings

The ceilings are a mixture of textured plaster and skim plastered and painted with some polystyrene covings. They are generally in satisfactory condition, with only minor hairline cracks and some decorative imperfections. We recommend you consider redecorating these areas soon. Where ceilings have been provided with a textured Artex-type finish, it should be noted that such coatings applied prior to 1984 can incorporate an asbestos content. Due care and attention should be taken when working with such material (see Section I3). Condition Rating 2.

2



# E

## Inside the property

### E3 Walls and partitions

The internal walls are painted skim plaster with papered feature walls, and are in good condition throughout. There is evidence of minor decorative imperfections consistent with the age and use of the property. Condition Rating 1.

1



### E4 Floors

Both ground and first floors are of suspended timber construction. Where suspended floor edges were inspected they were tight to skirtings, free of surface defects, and 'firm to foot.' Condition Rating 1.

The carpets, tiles, and floor finishes throughout the property were generally in good condition. Condition Rating 1.

*Informative: It is essential to maintain adequate ventilation beneath timber ground floors to avoid moisture conditions which could lead to underfloor rot attack (see D4 re: airbricks). It is impossible to inspect these areas without taking the floors up, which is outside the scope of this report.*

1



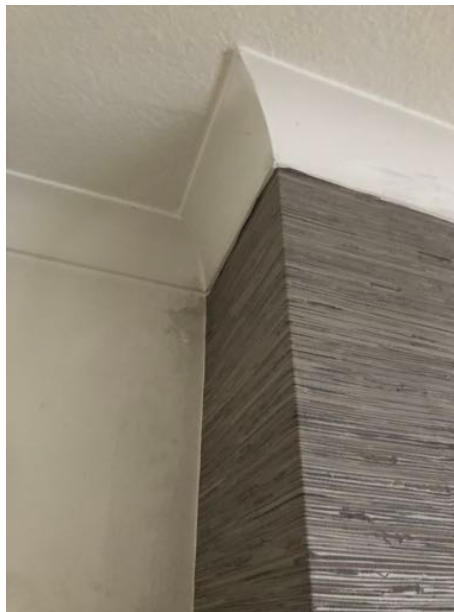
# E

## Inside the property

### E5 Fireplaces, chimney breasts and flues

There is a chimney breast retained on the ground and first floors at the north wall. At ground floor it appears structurally sound and free from splay or distortion. It is fitted with an electric fire, which was not tested. There is poor decoration at the junction between the chimney and the wall, possibly relating to historic damp, however, a sample of damp meter readings in this location tested dry. Condition Rating 2.

At first floor the chimney breast is built into a fitted wardrobe unit in the master bedroom and was not inspected as there was no access.



*Informative: the presence of this chimney breast lends credibility to the likelihood of there having previously been a chimney stack above the roof in the vicinity of the sootblackened timbers found in the loft.*

2

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

The kitchen is modern and in good condition throughout. The sealants between the kitchen worktops and splashbacks appear to be in good condition, however, these should be monitored for degradation and kept clean. Water pressure was good during my inspection. Condition Rating 1.

1

# E

## Inside the property

### E7 Woodwork (for example staircase joinery)

Internal joinery is of typical softwood construction and appears generally satisfactory. This includes the doors, their frames, and architraves. The skirtings appear to be original and redecorated numerous times. The doors appear to have been replaced with modern hollow-core doors, however, it appears that some older hinges may have been retained. These are in poor decorative condition and show evidence of DIY redecoration and gappy fit. Condition Rating 2.

The stairs, handrail, and balustrade are all solid and firm-to-fit with no evidence of major gaps or movement, squeaks, or flexion. The handrail is firm and fitted at the correct height. The pitch of the stairs is extremely steep, however, on the whole the stairs are in good condition. Condition Rating 1.

*Informative: the door between the kitchen/living area and the stair landing at ground floor does not appear to be a fire door, and therefore there is no fire compartmentation to the primary means of escape from upstairs room, as there should be in accordance with building regulations.*



2

# E

## Inside the property

### E8 Bathroom fittings

Sanitary fittings appear modern and serviceable throughout, but were not inspected in detail. The first floor bathroom showerhead is in poor condition with limescale buildup and rust. Also, the mastics and many grout joints at ceiling/wall/bath junctions in this room are in poor condition and would benefit from being cut out and replaced to maintain water tightness. Condition Rating 2.

*Informative: the sealants around the edges of baths, showers, and wash hand basins can leak and damage adjacent surfaces. If not repaired quickly, wood rot can soon develop.*

2



### E9 Other

No other matters.

# F

## Services

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



# Services

## Limitations on the inspection

As a general note regarding services, we are not specialised in this field and therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as comments and suggestions, and not a full and complete assessment of any problems that may exist.

Mains services within this property have been subjected to a visual inspection only, and no intrusive checks were carried out. It was not possible to verify the condition of the underground supply pipe from the Water Authority mains to the point of entry into the property, and this length of pipe is the responsibility of the property owner.

No services were tested.

## F1 Electricity

1 2 3 NI

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

There is a mains electricity supply and the consumer unit and meter are located in the cupboard under the stairs; both appear modern. The electricity supply was on when I inspected. You should ensure that access to these services is kept clear at all times.

3



Guidelines advise that electrical installations should be tested every 10 years or upon change of ownership or occupation. You are recommended to consider the merits of this advice. You should ask your legal advisor to confirm the validity of any test evidence (see section I). If a recent test certificate, dated within the last 12 months, is not available for the installation, then I recommend it is tested (see section I2). Condition Rating 3.

# F

## Services

### F2 Gas/oil

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

There is a mains gas supply, and the meter and control valve are located in a surface mounted cabinet on the exterior of the north elevation. The cabinet hinges are broken. You should ensure that access to these services is kept clear at all times.

3



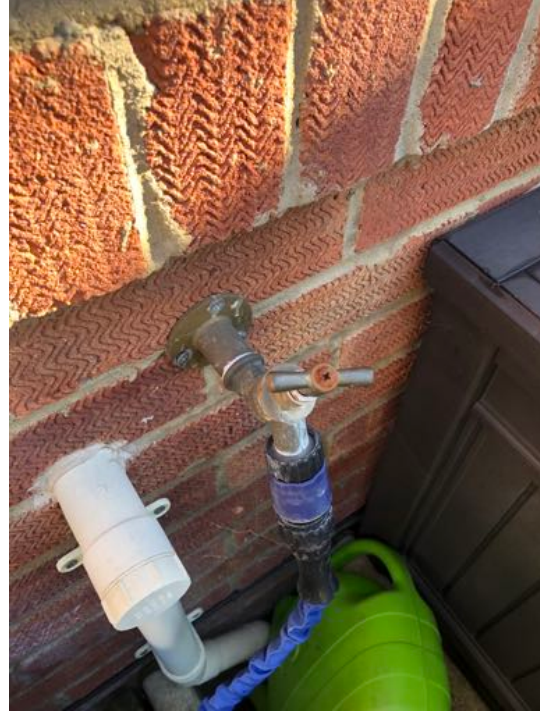
I have not seen a Gas Safe certificate, your legal advisor should check that there is a Gas Safe certificate and you should ask your legal advisor to confirm the validity of this evidence (see section I). If a recent test certificate dated within the last 12 months is not available for the installation, then I recommend it is tested (see section I2).

Condition Rating 3.

## Services

### F3 Water

There is an independent mains water supply to the property. The water was on at the time of my inspection and pressure was good. There is a stop valve located under the sink in the kitchen.

**3**

Water regulations change regularly and often, and it was not possible to confirm if all the plumbing systems conform to current regulations. We recommend that specific enquiry be made of the vendors through your solicitor to ascertain whether any alterations to the internal plumbing have been made, and if so to check that these were done by qualified and competent contractors. Condition Rating 3.

There is an outside tap at rear which should be insulated to prevent freezing in cold weather. Condition Rating 2.

# F

## Services

### F4 Heating

The heating system comprises a gas-fired combination boiler installed in the kitchen. The heating was off at the time of my inspection. I was unable to verify the output of the boiler and no calculations have been made to verify its adequacy. Furthermore I was unable to verify if the boiler is correctly ventilated in accordance with current regulations. The boiler flue traverses the ground floor W/C at high level and vents through a flue in the north elevation.

3



All heating installations should be installed and serviced regularly (usually every year) by an appropriately qualified person. You should ask your legal advisor to confirm the validity of the gas safety evidence provided (see section I). Condition Rating 3.

I noted no evidence of weep leaks or damage to the radiators. These should be monitored after a period of inactivity as upon refiring it is possible that leaks at radiator joints may occur from contraction/expansion of components. Condition Rating 1.

### F5 Water heating

Off the combination boiler. All heating installations should be installed and serviced regularly (usually every year) by an appropriately qualified person. You should ask your legal advisor to confirm the validity of the gas safety evidence provided (see section I). Condition Rating 3.

3



# Services

## F6 Drainage

Not inspected. It was not possible to raise any manhole covers on the site and we are unable to comment on the efficacy or condition of the drainage system. If you have any doubts about the condition of the drains we recommend you have a CCTV drain survey undertaken. Any such test should be carried out prior to exchange of contracts.	NI
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## F7 Common services

None.	
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# G

Grounds

(including shared areas for flats)



# G

## Grounds (including shared areas for flats)

### Limitations on the inspection

The boundary walls and fences have not been inspected in detail and only significant visible defects in boundaries, paths, retaining walls, and drives are reported. References to potential hazards are included only when readily apparent and visible.

We have not checked for Japanese Knotweed (JKW) or other invasive plants, however, if any suspected invasive plants were visible during our inspection these will be noted. It is recommended that you commission an inspection and report from a qualified specialist if you have concerns about invasive plants, as we cannot rule out the possible presence of JKW or other invasive plant species.

We have not consulted British Geological Survey or Ordnance Survey maps as regards the previous use of the site. We are unable to comment therefore as to whether there are any hidden or potential problems within the ground upon which the property is built. Your solicitors should check this.

### G1 Garage

1 2 3 NI

None.

### G2 Permanent outbuildings and other structures

There is a pair of timber garden sheds at the rear (west) property boundary. Both are broadly in good condition, however, there is visible damp penetration to both shed roofs along their rear slopes. Condition Rating 2.

2



# G

## Grounds (including shared areas for flats)

### G3 Other

The low brick garden walls at the front of the property are in average condition, however, there is considerable lichen buildup and some localised pointing failure. It may be worth asking a bricklayer to make repairs to these walls if instructed to make repairs on the issues identified in D4, above. Condition Rating 2.

There is a gap between the fence and the party wall of #233 Any Street to the north. This poses a security issue. Condition Rating 2.

2



*G3 continues...*



# G

## Grounds (including shared areas for flats)

... G3 continued

*Informative: There is a mature bamboo in the northeast corner of the rear garden along the boundary fence. Bamboo is very fast growing and can be a source of nuisance due to the frequent pruning required to keep it in check.*



# H

## Issues for your legal advisors

We do not act as a legal advisor and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisors 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 advisors this section of the report.

# Issues for your legal advisors

## H1 Regulation

You should ask your legal advisor to investigate and advise upon whether Local Authority notifications and approvals for past alterations have been obtained, if needed, and that all statutory inspections have been made. If regulations have been breached or work carried out without the necessary approvals and inspections, extensive and costly alteration works may be needed to ensure compliance.

## H2 Guarantees

You should ask your legal advisor to ensure retention of any rights or guarantees which will need to be reserved for you and to clarify any liabilities that you may have to others.

You should also ask your legal advisor to investigate and advise upon any warranties or guarantees connected with the property such as:

- Damp and timber treatment
- Blown cavity wall insulation
- Electricity test certificate
- Gas test certificate
- Heating servicing records
- Water heating servicing records
- FENSA certificates
- Chimney sweeping and flue lining records

## H3 Other matters

You should ask your legal advisor to investigate and advise upon:

- The existence of any current planning applications affecting adjoining properties or land.
- We assume there are no covenants attached to the title that could affect value. This should be confirmed by your legal advisor.
- We are informed that the property is in Council Tax Band 'C'. This should be confirmed by your legal advisor.

Party Wall: any repairs to the walls between adjoining properties may involve a Party Wall Agreement.

# I

## Risks

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

# I

## Risks

### I1 Risks to the building

The chimney support issue identified in E1 needs immediate attention.

### I2 Risks to the grounds

I found no sign of Japanese Knotweed (JKW) or other invasive plant species, however, such growth may have been concealed or covered at the time of my inspection.

### I3 Risks to people

The electrical installation should be tested by an appropriately qualified specialist if a current safety certificate is not available.

Smoke detectors should be correctly fitted and regularly maintained and tested.

Parts of the property may contain small amounts of asbestos fibres and could be a safety hazard when disturbed.

You should also ask your legal advisor to investigate and advise upon:

- Electricity test certificate
- Gas test certificate
- Heating servicing records
- Chimney sweeping records

### I4 Other risks or hazards

No other matters.

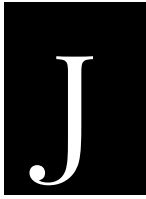
# J

## Energy matters

This section describes energy-related matters for the property as a whole. It takes into account a broad range of energy-related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building, but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.





# Energy matters

## J1 Insulation

The property already benefits from blown cavity wall insulation and loft insulation. It is possible to install floor insulation to the suspended floor, however, the cost of this may exceed any energy savings and you will need to assess this.

## J2 Heating

A modern combi condensing boiler has been installed. Solar water heating could be installed. HM Government have announced that 2035 will be the end date for the installation of new gas boilers. This does not mean that existing gas boilers need to be removed, and at present the policy is to allow existing gas boilers to stay until the end of their service life before being disconnected from the gas grid.

## J3 Lighting

Low energy dedicated light fittings could be installed.

## J4 Ventilation

Mechanical ventilation has been provided to the kitchen and bathrooms.

## J5 General

# K

Surveyor's declaration



## Surveyor's declaration

Surveyor's RICS number

1234567

Phone number

01603 605 610

Company

Peer | King Surveyors

Surveyor's Address

St George's Works, 51 Colegate, Norwich NR3 1DD

Qualifications

MRICS

Email

[info@peerkingssurveyors.com](mailto:info@peerkingssurveyors.com)

Website

[www.peerkingssurveyors.com](http://www.peerkingssurveyors.com)

Property address

70 Any Street, Norwich NR1 1AA

Client's name

Mr A & Mrs B Sample

Date this report was produced

14 October 1066

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

Signature

*P. King*

# L

What to do now

# L

## Further investigations and getting quotes

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

# M

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





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

## The service

The RICS Home Survey – Level 3 service includes:

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

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

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

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

## The inspection

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

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

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

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

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move 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.



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

## Services to the property

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

## Outside the property

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

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

## Flats

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

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

## Dangerous materials, contamination and environmental issues

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

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

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



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

## The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues..

## Condition ratings

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

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

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

## Energy

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



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

## Issues for legal advisors

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

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

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

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

## Risks

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

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



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

## Standard terms of engagement

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

- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports
- market valuation and re-instatement cost, and
- negotiation

**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).

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

**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.

# N

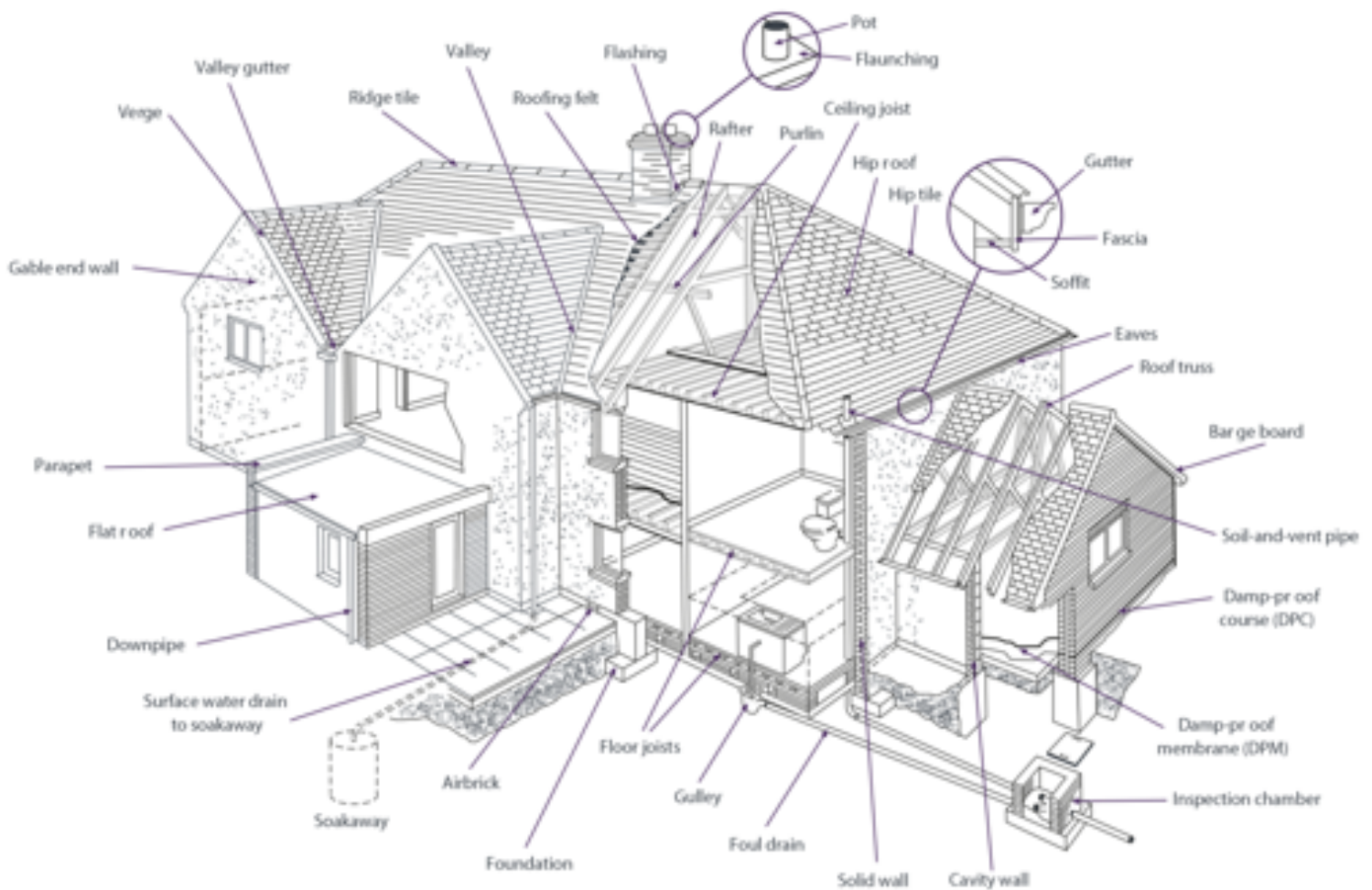
Typical house diagram



# N

## Typical house diagram

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



# Glossary of terms

Airbrick	A brick with holes in it by design, used especially underneath timber floors and in roof spaces, to allow ventilation.
Barge Board	Also known as a 'Verge Board'. A board, usually wooden and sometimes decorative, placed on the edge, or verge, of a roof.
Cavity Wall	A wall built with two sets of bricks or blocks, with a gap, or cavity between them. Cavity is usually about 50mm.
Ceiling Joist	Horizontal piece of wood used to support a floor (above), or attach a ceiling (below). Sometimes also metal.
Damp Proof Course (DPC)	A layer of material that cannot be crossed by damp, built into a wall to prevent dampness rising up the wall, or seeping into windows or doors. Various methods can be used.
Damp Proof Membrane (DPM)	A sheet of material that cannot be crossed by damp, laid in solid floors.
Downpipe	A pipe that carries rainwater from the roof of a building.
Eaves	The overhanging edge of a roof.
Fascia	A board, usually wooden, that run along the top of a wall underneath the bottom of a sloping roof.
Flashing	Used to prevent water leaking in at roof joints. Normally made from metal, but can also be cement, felt, or other effective material.
Flat Roof	A roof specifically designed to sit as flat as possible, typically having a pitch of no more than 1.5 degrees. A flat roof usually has the following components: 1. Waterproofing, 2. Insulation, 3. Vapour Barrier, 4. Substrate or sheathing (the surface that the roof is laid on), 5. Joists, and 6. Plasterboard ceiling.
Flaunching	Shaped cement around the base of chimney pots, to keep the pot in place and so that rain will run off.
Floor Joists	Horizontal piece of wood used to support a floor. Sometimes also metal.
Foul Drain	A pipe that conveys sewage or waste water from a toilet, etc, to a sewer
Foundation	Normally made of concrete, a structural base to a wall to prevent it sinking into the ground. In older buildings foundations may be made of brick or stone.
Gable End Wall	The upper part of a wall, usually triangular in shape, at the end of a ridged roof.
Gulley	An opening into a drain, usually at ground level, so that water etc. can be funnelled in from downpipes and wastepipes.
Gutter	A trough fixed under or along the eaves for draining rainwater from a roof.
Hip	The outside of the join where two roof slopes connect.

## Glossary of terms

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



# RICS disclaimer

## You should know...

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