

Peer | King Surveyors

LEVEL 2 Your Survey Report

Property Address 70 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

2



Contents

| | | |
|---|---|----|
| A | About the inspection and report | 3 |
| B | Overall opinion | 7 |
| C | About the property | 12 |
| D | Outside the property | 17 |
| E | Inside the property | 26 |
| F | Services | 32 |
| G | Grounds | 36 |
| H | Issues for your legal advisors | 39 |
| I | Risks | 41 |
| J | Surveyor's declaration | 43 |
| K | What to do now | 45 |
| L | Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement | 47 |
| M | Typical house diagram | 53 |
| | RICS disclaimer | 57 |

A

About the inspection and report

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



About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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

(!) Reminder

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

Sample Only



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

70 Any Street, Norwich, NR1 1AA

Weather conditions when the inspection took place

14°C and overcast, scattered showers, clearing by end of visit.

Status of the property when the inspection took place

The property was occupied and furnished at the time of my inspection –items of 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 K, 'What to do now', and discuss this with us if required.

B

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.

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 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.

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 | |
| 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) |
|-------------|---------------|--------------------------|
| F1 | Electricity | Safety certificate |
| F3 | Water | Regulations certificate |
| F4 | Heating | Safety certificate |
| F5 | Water Heating | Safety certificate |

Summary of condition ratings

2

Elements that require attention but are not serious or urgent

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

| Element no. | Element name | Comments (if applicable) |
|-------------|-----------------------------|-------------------------------|
| D1 | Chimney Stack | |
| D2 | Roof Coverings | |
| D4 | Main Walls | |
| D5 | Windows | |
| D8 | Other joinery & finishes | Soffits, bargeboards, fascias |
| E2 | Ceilings | |
| E3 | Walls & Partitions | |
| E5 | Fireplaces, chimney breasts | |
| E8 | Bathroom Fittings | |
| E9 | Other | Porch |
| G3 | Grounds (other) | Driveway paving |

Summary of condition ratings



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) |
|-------------|---------------------------|--------------------------|
| D3 | Rainwater pipes & gutters | |
| D6 | Outside Doors | |
| E1 | Roof Structure | |
| E4 | Floors | |
| E6 | Built-in Fittings | Kitchen |
| E7 | Woodwork | |



Elements not inspected

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

| Element no. | Element name | |
|-------------|--------------------|---------------------------|
| F6 | Drainage | Manholes not lifted |
| G2 | Other outbuildings | No access to summer house |

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

Sample Only

About the property

Type of property

Semi-detached House

Approximate year the property was built

1066

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 clay lump (aka 'adobe') construction, part-covered in painted render and built over rubble masonry footing walls. This construction technique was common in small buildings in East Anglia starting around the end of the 18th century. The main roof is pitched timber frame and clad in clay pantile. The internal floors are of solid construction at ground floor and suspended timber at first floor. The property is purpose-built as a dwelling and has not been converted.

About the property

Accommodation

| | Living rooms | Bed-rooms | Bath or shower | Separate toilet | Kitchen | Utility room | Conser-vatory | Other |
|--------------|--------------|-----------|----------------|-----------------|---------|--------------|---------------|---------------|
| Lower ground | | | | | | | | |
| Ground | 2 | 1 | 1 (bath) | | 1 | | | Entry Hall |
| First | | 3 | 1 (shower) | | | | | Stair Landing |
| Second | | | | | | | | |
| Third | | | | | | | | |
| Other | | | | | | | | |
| Roof space | | | | | | | | |

C

Energy efficiency

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

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

Energy efficiency rating

41 | E

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)

Freeview antenna, satellite dish

Other energy matters



Grounds

The house sits predominately on an east-west axis and has a paved drive on the west side with parking for two cars. The small front garden is laid to lawn and opens directly onto the road. The rear garden is mostly laid to lawn, with a paved brick patio area and mature planted borders. There is a large timber summer house (not inspected) along the western boundary. Boundary fences are mainly timber and in good condition, and access between the drive and the rear garden is via a timber gate in a solid brick wall, both in satisfactory condition given the age and condition of the property.

Location

Sleepy Hollow is a rural village located approximately 6 miles north of Hobbiton. The property is in a quiet, secluded location with little noise and traffic. Tatooine nature reserve is a short walk away from the property.

The property is within easy reach of the A140 and A11, and Norwich town centre and station are approximately 20 miles to the northeast. Norwich station has trains to London, Liverpool, Cambridge, and other county destinations.

Facilities

The village benefits from a church, pub (The Rose and Crown), and a village hall. Access to further local amenities requires a short drive; the nearest petrol station, restaurants, supermarket, and post office can be found in nearby Valhalla, approximately 4 miles to the east.

Local schools include:

Noah's Ark Primary School (Ofsted: Good), mixed, ages 4-11

St Peter C of E (VA) Primary (Ofsted: Outstanding), mixed, ages 4-11

Local environment

We are not aware of any environmental factors that may impact on the property. Any issues should be raised by the environmental search undertaken by your legal advisor. The property is in an area that is unlikely to flood (see section 12 Risks).

D

Outside the property

Sample Only

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 a single chimney at the roof ridge, shared with the neighbouring property over the party wall. There is a single clay pot, capped and vented, and the pointing is in average condition. The edges of the flaunching were visible and appeared to be in satisfactory condition. The flashing on the north side is visibly lifting from the roof tiles in several places and this may create a point of water ingress during severe weather, particularly wind-driven rain. I suggest the flashings are repaired and the chimney repointed in due course. Condition Rating 2.

2



D

Outside the property

D2 Roof coverings

The roof is pitched and clad in clay pantile. There is visible deflection along the ridgeline, consistent with timber framing in a building of this age. There is considerable moss growth and some lichen, although the tiles largely appear to be intact with nothing missing and no obvious holes. You should have the roof cleared of moss as it can absorb large amounts of water then freeze in cold weather, which can cause roof tiles to crack and leaks to occur. Condition Rating 2.

2

The roof over the single-storey kitchen wing is in marginally better condition, with evidence of newer tiles.



There is a dormer extension in the west roof slope clad in lead. It appears to be largely tight and intact, in good condition and no subjects of concern visible from ground level. Condition Rating 1.

D2 continues...

D

Outside the property

... D2 continued

The valley flashings over the kitchen wing and the flashing between the west elevation of the main house and the kitchen roof show gaps and are poorly laid, with evidence of localised repairs (possibly DIY). These should be refitted correctly and tightly to the roof tiles to prevent the possibility of water ingress. This is particularly important in houses with clay lump walls, as severe enough damp penetration can affect the structural integrity of the walls themselves. Condition Rating 2.



D

Outside the property

D3 Rainwater pipes and gutters

The rainwater goods are mainly made of PVC and in broadly good condition. 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.

1

D4 Main walls

The main walls are of clay lump (aka 'adobe') construction over flint rubble footing walls, typical for some small non-coastal buildings in East Anglia from c. 1700-1850. The walls are part-rendered, and the render may obscure underlying defects not visible from the exterior. The render forms a drip at its bottom edge, typically $\pm 40\text{mm}$ in depth, which helps shed water away from the underlying walls. This type of construction does not typically have a DPC. The render was cracked and discoloured in places, likely due to damage caused during installation of the replacement windows. You may wish to make localised repair and redecorate the render in due course. Condition Rating 2.

2

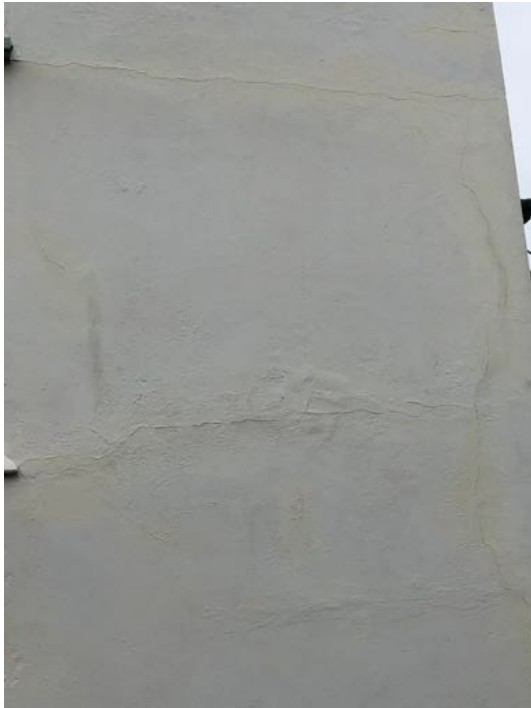


D4 continues...

D

Outside the property

... D4 continued



Informative: clay lump buildings require lime or earth based renders and special treatment when redecorating render / impervious coatings. Modern cementitious renders and modern paint are not usually appropriate, and use of such may cause damage to the underlying wall structure. You should ensure that any contractor you instruct is experienced in this building type.

D5 Windows

The windows are timber double glazed units (not original) and appear to be in good condition. There were no visible gaps to the edge seals 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 window cills and lintels generally appear to be in good condition with no visible damp or cracking. The cills and head flashings have sufficient overhang to form drips and carry water away from the windows. Condition Rating 1.

There are no trickle vents to any of the windows 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.

D5 continues...

... D5 continued

2

D

Outside the property

The property has double glazed windows that 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 subject to building regulation approval obtained at the time of installation. Your legal advisor should request certification.

D6 Outside doors (including patio doors)

The exterior doors are timber double glazed units and appear to be in good condition. There were no visible gaps to the edge seals and no visible misting to the double glazed units themselves. They opened, shut, and locked cleanly. Condition Rating 1.

The door cills and lintels generally appear to be in good condition with no visible damp or cracking. The cills and head flashings have sufficient overhang to form drips and carry water away from the doors. Condition Rating 1.

Infomative: the patio doors to the rear have a narrow cill and the rear of the site has a pronounced slope towards the back of the house. You may wish to monitor this area during severe weather in case of localised water ingress.

1

D7 Conservatory and porches

None.

D

Outside the property

D8 Other joinery and finishes

The bargeboards, fascias, and soffits are painted timber and in average or poor condition throughout. Most would benefit from redecoration soon. Condition Rating 2.

2



D8 continues...

D

Outside the property

... D8 continued

The soffit over the porch is poorly fitted and poorly finished. There is evidence of surface rust to the light fittings, which may not be IP-rated for outdoor use. You may wish to repair or replace this area soon. Condition Rating 2.



D9 Other

None.

E

Inside the property

Sample Only

E

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 structure is timber-framed construction, with distortion and deflection visible that is commensurate with the age of the building. There is a small loft storage enclosure on the east side of the first floor, where insulation board and the party wall are all in good condition. A sample of damp meter readings in this area tested dry, and there was no evidence of insects or vermin in the loft void. Most of the roof timbers showed evidence of historic woodworm infestation, and you should be aware that woodworm is always a threat to the timbers of historic buildings. Condition Rating 1.

1

E2 Ceilings

The ceilings are painted plaster between exposed timbers. At first floor there are several hairline decorative cracks in bedrooms 1 and 2; damp meter readings in these areas tested dry. Condition Rating 2.

2



E2 continues...

E

Inside the property

... E2 continued

The ceiling of the dining room is textured plaster and broadly in good condition. 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.

E3 Walls and partitions

The internal walls are mostly painted plaster and broadly in good condition considering the age of the property. Condition Rating 1.

There were localised damp patches in the sitting room behind the curtains. This is likely due to condensation and a lack of internal ventilation; as earth construction is particularly vulnerable to moisture penetration you should try to ensure good ventilation in areas such as this, where moisture can easily be trapped. Condition Rating 2.



2

E

Inside the property

E4 Floors

The ground floor is of solid construction. Where solid floor edges were inspected they were generally free of surface defects and 'firm to foot.' There were some minor gaps to skirting boards commensurate with the age-related unevenness of the building generally. Condition Rating 1.

1



The first floor is 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 average condition throughout, and whilst not defective could benefit from updating in places. Most of the suspended floors creak underfoot, a symptom of the age of the property. Condition Rating 1.

E

Inside the property

E5 Fireplaces, chimney breasts and flues

The chimney breast is built of clay lump, similar to the exterior walls. A sample of damp meter readings tested dry and the chimney breast appears to be structurally sound. There is a wood burner (not tested). I cannot comment on the condition or adequacy of flues or the existence of any flue liners, but I recommend careful sweeping prior to usage. Your legal advisor should let you have copies of any chimney sweeping certificates ahead of exchange of contracts.

1

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

The kitchen is modern and in good condition. The sealants between the kitchen worktops and splashbacks appear to be in good condition, however, these should be monitored for degradation and kept clean. A sample of damp meter readings around the windows tested dry. Condition Rating 1.

1

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. Condition Rating 1.

The stairs, handrail, and balustrade are all solid and firm-to-fit with no evidence of major gaps, movement, or flexion. The pitch of the stairs is comfortable and on the whole the stairs are in good condition. Condition Rating 1.

1

E

Inside the property

E8 Bathroom fittings

The bathroom fittings in the upstairs shower room are all quite dated and would benefit from modernisation; they were not tested. The floor is carpeted which is a poor choice for bathrooms as it traps moisture and can cause mould growth. Condition Rating 2.

2

The sealants in the shower corners and between the tile and shower tray are either not made of flexible silicone or are badly degraded. 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. You should have these replaced as soon as possible with a flexible silicone sealant suitable for bathroom applications. Condition Rating 2.



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 sitting room cupboard. You should ensure that access to these services is kept clear at all times.

3



The electricity supply was on when I inspected.

F1 continues...

Services

... F1 continued

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.

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.

None. The property is not connected to mains gas and does not have an oil tank.

F3 Water

There is an independent mains water supply to the property. The water was on at the time of my inspection, however, the stop valve could not be located. Condition Rating 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.

3

F4 Heating

The heating system comprises electric storage heaters. The heating was off at the time of my inspection. I was unable to verify the output of the heaters and no calculations have been made to verify their adequacy.

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 any safety evidence provided (see section I). Condition Rating 3.

3

F

Services

F5 Water heating

Water heating is provided by an unvented cylinder ('Megaflo') in the first floor stair landing cupboard. This was not tested and no assertion can be made as to the adequacy of the system.

3



All water 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 safety evidence provided (see section I). Condition Rating 3.

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

G

Grounds

(including shared areas for flats)

Sample Only

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 large timber summer house on the western boundary of the rear garden. This was not inspected as the vendor did not wish to allow access at the time of my visit.

NI

G

Grounds (including shared areas for flats)

G3 Other

The paving to the drive is in generally poor repair, with badly cracked concrete and significant weed growth. If left unattended the problem is likely to get worse, which may cause damage to vehicles when parking or undermine the brick boundary wall. You should consider having the driveway paving repaired or replaced soon. Condition Rating 2.

2



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
- Electricity test certificate
- FENSA certificate
- Heating servicing records
- Water heating servicing records

H3 Other matters

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

Any covenants or rights of way over the property in favour of 3rd parties or statutory bodies. 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.

Risks

I1 Risks to the building

None.

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
- Heating servicing records
- Water heating servicing records

I4 Other risks or hazards

No other matters.

J

Surveyor's declaration

Sample Only

J

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@peer kingsurveyors.com

Website

www.peer kingsurveyors.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

K

What to do now

Sample Only

Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

L

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

Sample

Only

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

The service

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

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

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

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

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

The inspection

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

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

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

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

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

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

Services to the property

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

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

Outside the property

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

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

Flats

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

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

Dangerous materials, contamination and environmental issues

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

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

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

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

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey only) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

Condition ratings

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

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

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

Energy

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

Description of the RICS Home Survey – Level 2 (survey only) 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. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisors. The RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.

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

Standard terms of engagement

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

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

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

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

4 Terms of payment – You agree to pay our fee and any other charges agreed in writing.

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

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

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

This report is for use in the UK

Complaints handling procedure

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

M

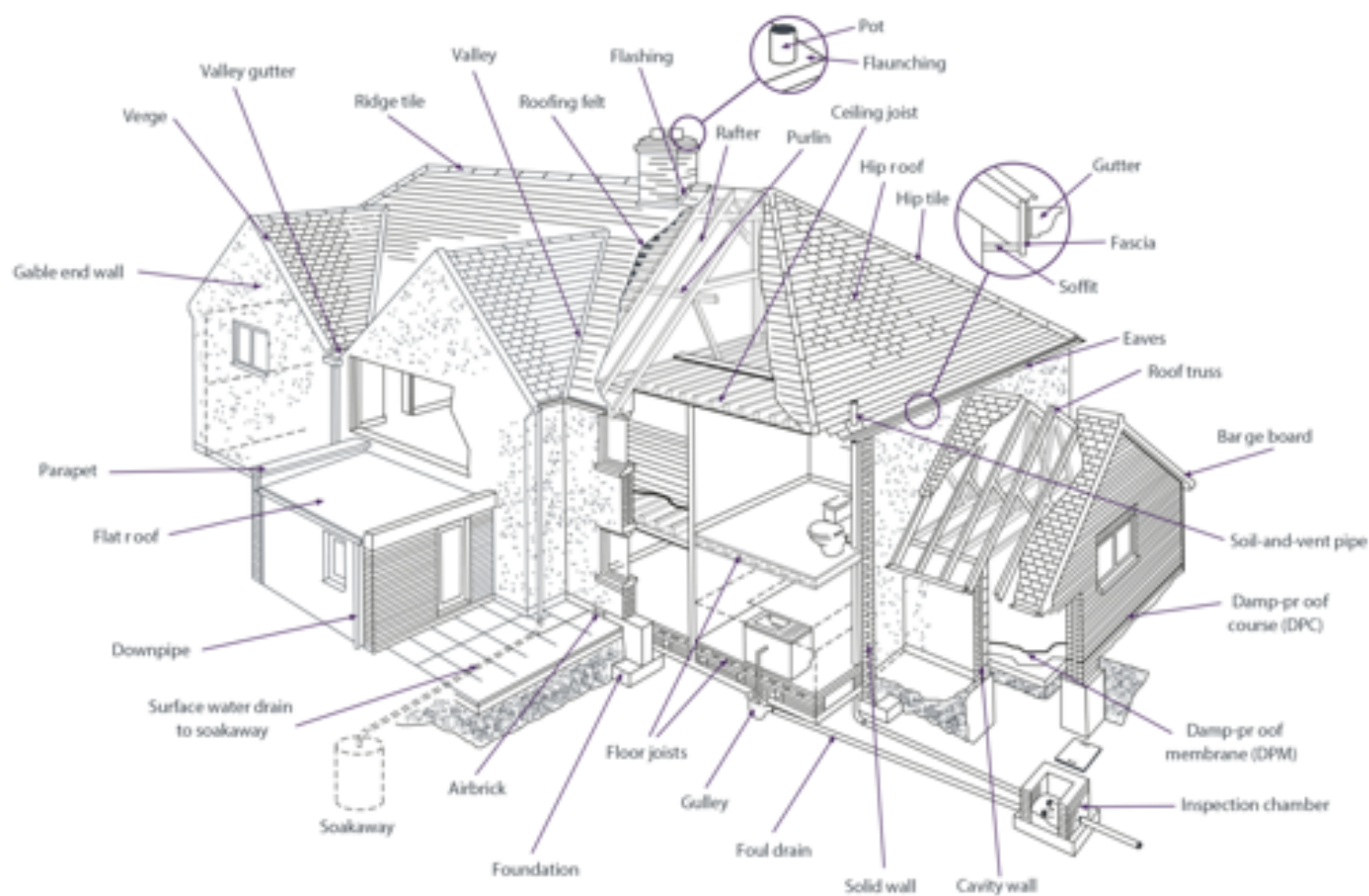
Typical house diagram

Sample Only



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...

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.

This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted into the document, or any other written or oral information given to any interested party or its advisors. Any such liability is expressly disclaimed.